

When recorded return to:  
Darrell Rice  
34082 North Shore Drive  
Mount Vernon, WA 98273

201906210129

06/21/2019 03:44 PM Pages: 1 of 3 Fees: \$101.00  
Skagit County Auditor

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

3002 Colby Ave., Suite 200  
Everett, WA 98201

Escrow No.: 500084491

CHICAGO TITLE  
500084491

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Joseph A. Rzechula, an unmarried man

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration  
in hand paid, conveys, and warrants to Darrell Rice, a married man as his separate estate

the following described real estate, situated in the County of Skagit, State of Washington:

Lot 58, Block 1, Lake Cavanaugh Subdivision, Division No. 1, according to the plat thereof,  
recorded in Volume 5 of Plats, pages 37 through 43, records of Skagit County, Washington.

Abbreviated Legal: (Required if full legal not inserted above.)

Tax Parcel Number(s): P66334 / 3937-001-058-0001

Subject to:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

20192493  
JUN 21 2019

Amount Paid \$ 20,296.11  
Skagit Co. Treasurer  
By *Mam* Deputy

## STATUTORY WARRANTY DEED

(continued)

Dated: June 5, 2019

Joseph A. Rzechula  
Joseph A. Rzechula

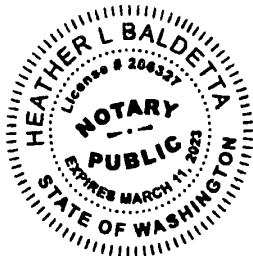
State of WashingtonCounty of Whatcom

I certify that I know or have satisfactory evidence that

Joseph A. Rzechula  
(he/she/they) is/are the person(s) who appeared before me, and said person(s) acknowledged that (he/she/they) signed this instrument and acknowledged it to be (his/her/their) free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: June 12, 2019

Heather L. Baldetta  
Name: Heather Baldetta  
Notary Public in and for the State of Washington  
Residing at: Bellingham  
My appointment expires: March 11, 2023



**EXHIBIT "A"**

## Exceptions

1. Easement, including the terms and conditions thereof, granted by instrument(s);  
 Recorded: March 30, 1937  
 Auditor's No(s): 288266, records of Skagit County, Washington  
 In favor of: State Division of Forestry  
 For: Construct and maintain a road for forest protection purposes  
 Affects: Location undeterminable
  
2. Easement, including the terms and conditions thereof, granted by instrument(s);  
 Recorded: October 17, 1938  
 Auditor's No(s): 306699, records of Skagit County, Washington  
 In favor of: State Division of Forestry  
 For: Construct and maintain a road for forest protection purposes  
 Affects: Location undeterminable
  
3. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on plat of LAKE CAVANAUGH SUBDIVISION DIVISION NO. 1:  
  
 Recording No: 393244
  
4. Easement, including the terms and conditions thereof, granted by instrument(s);  
 Recorded: August 1, 1996  
 Auditor's No(s): 9608010107, records of Skagit County, Washington  
 In favor of: Puget Sound Power & Light Company  
 For: Electric transmission and/or distribution line, together with necessary appurtenances  
 Affects: As constructed or to be constructed on said premises
  
5. Terms, conditions, and restrictions of that instrument entitled Protected Critical Area Site Plan;  
 Recorded: February 1, 1999  
 Auditor's No(s): 9902010014, records of Skagit County, Washington
  
6. As to any portion of said land now, formerly or in the future covered by water: Questions or adverse claims related to (1) lateral boundaries of any tidelands or shorelands; (2) shifting in course, boundary or location of the body of water; (3) rights of the State of Washington if the body of water is or was navigable; and (4) public regulatory and recreational rights (including powers of the USA) or private riparian rights which limit or prohibit use of the land or water.
  
7. City, county or local improvement district assessments, if any.