

201909060021

09/06/2019 10:21 AM Pages: 1 of 4 Fees: \$106.50
Skagit County Auditor

When recorded return to:

Taylor's Land Company LLC
3134 268th St NW
Stanwood WA 98292

STATUTORY WARRANTY DEED 19-2289
GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR(S) Kenneth R. Muzzy and Susan M. Muzzy, a married couple, 8232 41st Ave NE, Seattle, WA 98115,

for and in consideration of ten dollars and other valuable consideration

in hand paid, conveys, and warrants to TAYLOR'S LAND COMPANY LLC, a Washington limited liability company

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

FOR PROPERTY DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Abbreviated legal description: Property 1: Lot 13, Block 1 "Lake Cavanaugh Subdivision, Div No 2" and Lot 14 and Ptn of Lot 13, Block 2 "Lake Cavanaugh Subdivision, Div No. 2"

This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey as described in Exhibit "B" attached hereto

Tax Parcel Number(s): P66496 & 3938-001-013-0004 & P66648 & 3938-002-014-0001

Dated: September 4, 2019

Kenneth R. Muzzy
Kenneth R. Muzzy

Susan M. Muzzy
Susan M. Muzzy

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2019 3805
SEP 06 2019

Amount Paid \$ 9759.40
Skagit Co. Treasurer
By BJ Deputy

Statutory Warranty Deed
LPB 10-05

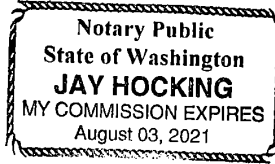
STATE OF WASHINGTON
COUNTY OF SKAGIT *King*

I certify that I know or have satisfactory evidence that Kenneth R. Muzzy and Susan M. Muzzy is the person who appeared before me, and said person acknowledged that he/she signed this instrument and acknowledged it to be his/her free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: 4th day of September, 2019

[Signature]
Signature

Notary
Title



My appointment expires: *August 03, 2021*

EXHIBIT A
LEGAL DESCRIPTION

Property Address: 34865 South Shore Drive, Mount Vernon, WA 98274
Tax Parcel Number(s): P66496 & 3938-001-013-0004 & P66648 & 3938-002-014-0001

Property Description:

PARCEL A

Lot 13, Block 1, "LAKE CAVANAUGH SUBDIVISION, DIVISION NO. 2", according to plat thereof recorded in Volume 5 of Plats, pages 49 to 54, inclusive, records of Skagit County, Washington.

PARCEL B

Lot 14 and the West 40.5 feet of Lot 13, Block 2, "LAKE CAVANAUGH SUBDIVISION, DIVISION NO. 2", according to plat thereof recorded in Volume 5 of Plats, pages 49 to 54, inclusive, records of Skagit County, Washington.

EXHIBIT B

19-2289-KH

1. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES AND ENCROACHMENTS, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Name: Lake Cavanaugh Subdivision, Division No. 2

Recorded: September 30, 1946

Auditor's No.: 396262 (Vol. 5 of Plats, page 49)

The company calls attention to provisions contained in Washington Uniform Common Interest Ownership Act, Senate Bill 6175 providing that Plats recorded after July 1, 2018, and older Plats that have opted in, that meet the requirements under Senate Bill 6175 will require delivery to the Proposed Purchaser of either a "Public Offering Statement" or "Resale Certificate".

Restrictions based on race, color, religion or national origin are omitted by operation of law.

2. Right of the general public to the unrestricted use of all the waters of a navigable body of water, not only for the primary purposes of navigation, but also for corollary purposes, including (but not limited to) fishing, boating, bathing, swimming, water skiing and other related recreational purposes, as those waters may affect the tidelands, shorelands, or adjoining uplands, and whether the level of the water has been raised naturally or artificially to a maintained or fluctuating level, all as further defined by the decisional law of this state. (Affects all of the premises subject to such submergence.)

3. Right given by the State of Washington to overflow the shores of Lake Cavanaugh under order dated May 22, 1913, and recorded February 28, 1920 in Volume 116 of Deeds, Page 285.

4. Provisions and matters regarding Boundary Line Adjustment set forth on document recorded May 7, 1991 under Auditor's File No. 9105070098.

5. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES AND ENCROACHMENTS, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Name: Survey for Ken Muzzy

Recorded: January 24, 2000

Auditor's No.: 200001240036

Statutory Warranty Deed
LPB 10-05

Order No.: 19-2289-KH

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