



201911010111

11/01/2019 02:05 PM Pages: 1 of 8 Fees: \$110.50  
Skagit County Auditor

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2019-4832

NOV 01 2019

**When Recorded Return To:**

Michael Renstrom  
34125 South Shore Drive  
Mount Vernon, WA 98274

Amount Paid \$ 12,821.<sup>00</sup>  
Skagit Co. Treasurer  
By *mm* Deputy

GUARDIAN NORTHWEST TITLE CO.

19-3291

**STATUTORY WARRANTY DEED**  
(Document Summary)

**Grantors:**

Estate of Robert O. Hickman; Estate of Lucy W. Hickman (aka Lucy Jean Hickman); Jon R. Hickman; Jeanne (Hickman) Pickett; Michael J. Hickman; William S. Hickman; Mary Ellen Hickman

**Grantees:**

Michael W. Renstrom; Kathryn E. Renstrom  
Lot 87, Block 1, LAKE CAVANAUGH DIV. 2,  
SKAGIT COUNTY, WA

**Legal Description (abbreviated):**

**Assessor's Tax Parcel Number:**

P66565, 3938-001-087-0005

**Reference Numbers of Document:**

None

The GRANTORS, WILLIAM S. HICKMAN, as the Personal Representative for the Estate of Robert O. Hickman, deceased, probated in Snohomish County Superior Court Probate Cause No. 19-4-00673-31; WILLIAM S. HICKMAN, as the Personal Representative for the Estate of Lucy W. Hickman, also shown of record as Lucy Jean Hickman, deceased probated in Snohomish County Superior Court Probate Cause No. 19-4-00672-31; JON R. HICKMAN, as his separate estate; JEANNE (HICKMAN) PICKETT, as her separate estate; MICHAEL J. HICKMAN, as his separate estate; and WILLIAM S. HICKMAN and MARY ELLEN HICKMAN, husband and wife,

for and in consideration of ten dollars (\$10.00) and other good and valuable consideration in hand paid, convey and warrant to the GRANTEES, MICHAEL W. RENSTROM and KATHRYN E. RENSTROM, husband and wife,

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

(legal description in Exhibits A and B which are attached and incorporated herein)

Reference to the above-identified documents should be made for full particulars.

/ [SIGNATURE PAGE TO FOLLOW]

/

/

Dated: this 29<sup>th</sup> day of October, 2019

## GRANTORS:

William S. Hickman, PR  
 William S. Hickman, Personal Representative  
 for the Estate of Robert O. Hickman, deceased,  
 probated in Snohomish County Sup. Court No. 19-4-00673-31

William S. Hickman, PR  
 William S. Hickman, Personal Representative  
 for the Estate of Lucy W. Hickman (aka Lucy Jean Hickman), deceased,  
 probated in Snohomish County Sup. Court No. 19-4-00672-31

John R. Hickman  
 John R. Hickman

Jeanne (Hickman) Pickett  
 Jeanne (Hickman) Pickett

Michael J. Hickman  
 Michael J. Hickman

William S. Hickman  
 William S. Hickman

Mary Ellen Hickman  
 Mary Ellen Hickman

[notaries on following pages]

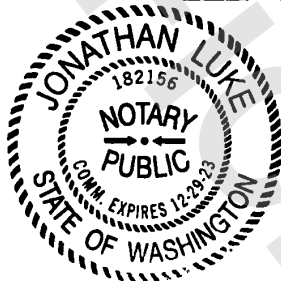
STATE OF WASHINGTON )

: ss

County of Snohomish )

I certify that I know or have satisfactory evidence that William S. Hickman is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as the Personal Representative of the Estate of Robert O. Hickman, deceased, probated in Snohomish County Superior Court Probate Cause No. 19-4-00673-31 to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

DATED this 29<sup>th</sup> day of October, 2019.



[Signature]  
NOTARY PUBLIC for the State of Washington

Printed Name: JONATHAN LUKE

My commission expires 12/29/23

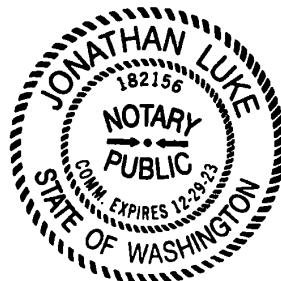
STATE OF WASHINGTON )

: ss

County of Snohomish )

I certify that I know or have satisfactory evidence that William S. Hickman is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as the Personal Representative of the Estate of Lucy W. Hickman, also shown of record as Lucy Jean Hickman, deceased, probated in Snohomish County Superior Court Probate Cause No. 19-4-00672-31 to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

DATED this 29<sup>th</sup> day of October, 2019.



[Signature]  
NOTARY PUBLIC for the State of Washington

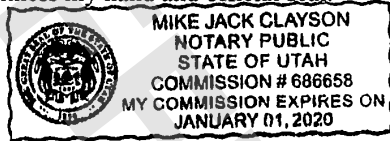
Printed Name: JONATHAN LUKE

My commission expires 12/29/23

STATE OF UTAH )  
 : ss  
 COUNTY OF UTAH )

On this 10 day of Oct, in the year 2019, before me, Mike Clayton a notary public, personally appeared Jon R. Hickman, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this instrument, and acknowledged he executed the same.

Witness my hand and official seal.



[Signature]  
 NOTARY PUBLIC for the State of Utah

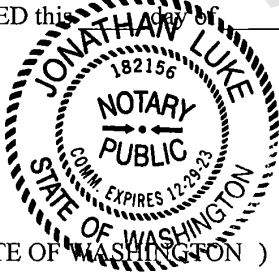
Printed Name: Mike Jack Clayton

My commission expires: 1/1/20

STATE OF WASHINGTON )  
 : ss  
 COUNTY OF SNOHOMISH )

I certify that I know or have satisfactory evidence that Jeanne (Hickman) Pickett is the person who appeared before me, and said person acknowledged that she signed the foregoing instrument and acknowledged it to be her free and voluntary act and deed for the uses and purposes mentioned in this instrument.

DATED this 29<sup>th</sup> day of October, 2019



[Signature]  
 NOTARY PUBLIC for the State of Washington

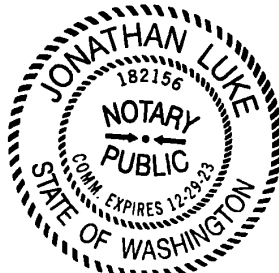
Printed Name: JONATHAN LUKE

My commission expires: 12/23/19

STATE OF WASHINGTON )  
 : ss  
 COUNTY OF SNOHOMISH )

I certify that I know or have satisfactory evidence that Michael J. Hickman is the person who appeared before me, and said person acknowledged that he signed the foregoing instrument and acknowledged it to be his free and voluntary act and deed for the uses and purposes mentioned in this instrument.

DATED this 29<sup>th</sup> day of October, 2019



[Signature]  
 NOTARY PUBLIC for the State of Washington

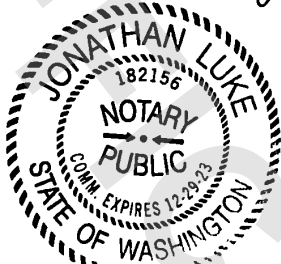
Printed Name: JONATHAN LUKE

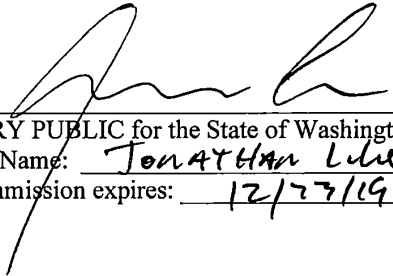
My commission expires: 12/23/19

STATE OF WASHINGTON )  
: SS  
COUNTY OF SNOHOMISH )

I certify that I know or have satisfactory evidence that William S. Hickman and Mary Ellen Hickman are the persons who appeared before me, and said persons acknowledged that they signed the foregoing instrument and acknowledged it to be their free and voluntary act and deed for the uses and purposes mentioned in this instrument.

DATED this 27<sup>th</sup> day of October, 20 11



  
NOTARY PUBLIC for the State of Washington

Printed Name: Jonathan Luke

My commission expires: 12/27/19

ATTACHMENTS: Exhibit A and Exhibit B

**EXHIBIT A**

**Legal Description**

The Land referred to herein below is situated in the County of Skagit, State of Washington, and is described as follows:

Lot 87, Block 1, LAKE CAVANAUGH SUBDIVISION, DIVISION No. 2, as per plat recorded in Volume 5 of Plats, pages 49 to 54, inclusive, records of Skagit County, Washington.

**END OF EXHIBIT A**

**EXHIBIT B****Permitted Exceptions**

SUBJECT TO general taxes in tax account no. P66565, 3938-001-087-0005.

SUBJECT TO ALL OF THE FOLLOWING:

Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I—Requirements are met.

Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.

(A) Unpatented mining claims.

(B) Reservations or exceptions in patents or in Acts authorizing the issuance thereof.

(C) Water rights, claims or title to water; whether or not the matters excepted under (A), (B), or (C) are shown by the public records.

(D) Indian Tribal Codes or Regulations, Indian Treaty or Aboriginal Rights, including easements or equitable servitudes.

Any service, installation, connection, maintenance, construction, tap or reimbursement charges/costs for sewer, water, garbage or electricity.

Any facts, rights, interest, or claims which are not shown by the public records but which could be ascertained by an inspection of said land or by making inquiry of persons in possession thereof.

(Said Exception will not be included on Extended Coverage Policies)

Easements, claims of easement or encumbrances which are not shown by the public records.

(Said Exception will not be included on Extended Coverage Policies)

Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the public records.

Any lien, or right to a lien, for services, labor or materials or medical assistance heretofore or hereafter furnished, imposed by law and not shown by the public records.

(Said Exception will not be included on Extended Coverage Policies)

Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof, but prior to the date the proposed insured acquires of record for the value the escrow or interest or mortgage(s) thereon covered by this Commitment.

(Said Exception will not be included on Standard or Extended Coverage Policies)

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.

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.)

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.

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 named Survey for Marc and Mary Shemesh recorded July 18, 2002 as Auditor's File No. 200207180103.

Title notification that the subject property is adjacent to property designated Natural Resource Lands lands by Skagit county executed by Robert O. Hickman dated May 4, 2006, recorded May 10, 2006 as Auditor's File No. 200605100087. Reference is hereby made to the record for the full particulars of said notification. However, said notification may have changed or may in the future change without recorded notice.

**END OF EXHIBIT B**