



201911080087

11/08/2019 02:01 PM Pages: 1 of 3 Fees: \$105.50
Skagit County Auditor

AFTER RECORDING MAIL TO

ANDY WEDEKIND
PAMELA WEDEKIND
11915 32nd Avenue NW
Stanwood, WA 98292

**Statutory Warranty Deed
(FULFILLMENT)**

THE GRANTOR RONALD W. CARLILE, a married man as his separate estate for and in consideration of TEN DOLLARS AND OTHER VALUABLE CONSIDERATION in hand paid, conveys and warrants to Andy Wedekind and Pamela Wedekind, husband and wife the following described real estate, situated in the County of Skagit, State of .

Lot 31 and Ptn. Lot 32, Block 2, "LAKE CAVANAUGH SUBDIVISION, DIVISION NO. 3"

Tax Parcel Number: P66982, 3939-002-032-0008

For Full Legal See Attached Exhibit "A"

This deed is given in fulfillment of that certain real estate contract between the parties hereto, dated Nov. 30, 2007, and conditioned for the conveyance of the above described property, and the covenants of warranty herein contained shall not apply to any title, interest or encumbrance arising by, through or under the purchaser in said contract, and shall not apply to any taxes, assessments or other charges levied, assessed or becoming due subsequent to the date of said contract.

Real Estate Excise Tax was paid on this sale or stamped exempt on No. 587

REC AF # 200802260113

SUBJECT TO covenants, conditions, restrictions, and easements per attached Schedule B-1, made a part hereof, comprising one page.

Dated 10-22-07

RONALD W. CARLILE

FULFILLMENT
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

NOV 08 2019

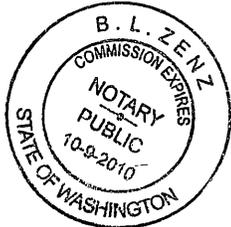
Amount Paid \$
Skagit Co. Treasurer
By HR Deputy

EX paid: 1073.00 EX # 587
DATE PD: 2-26-08

State of Washington
County of Skagit } SS:

I certify that I know or have satisfactory evidence that RONALD W. CARLILE, the person(s) who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument and acknowledge it to be his/her/their free and voluntary act for the uses and purposes mentioned in this instrument.

Date: 10-22-07



Notary Public in and for the State of WA
Residing at Stanwood, WA
My appointment expires: 10-9-10

EXHIBIT "A"

Lot 31 and the Southeasterly 30 feet of Lot 32, as measured at right angles to and parallel with the Southeasterly line thereof, Block 2, "LAKE CAVANAUGH SUBDIVISION, DIVISION NO. 3", as per plat recorded in Volume 6 of Plats, pages 25 to 31, inclusive, records of Skagit County, Washington.

Schedule "B-1"**EXCEPTIONS:**

A. 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.)

B. COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN SAID PLAT, AS FOLLOWS:

(a) No noxious or offensive trade shall be carried on upon any lot nor shall anything be done thereon which may become an annoyance to the neighborhood.

(b) No lots shall be used for commercial business or manufacturing purposes.

C. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING RECORDED SURVEY:

Recorded:

June 23, 2005

Auditor's No.:

200506230096