

When recorded return to:

Andrea Kauffman and Donald Kauffman

PO BOX 1465
LAKE STEVENS, WA 98258

STATUTORY WARRANTY DEED GNW 20-6302

THE GRANTOR(S) Wesley Donald Cross, Personal Representative for the Estate of Luther J. Cross, deceased,
for and in consideration of ten dollars and other valuable consideration
in hand paid, conveys, and warrants to Andrea Kauffman and Donald Kauffman, a married couple
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:

Lot 22, Block 3, and Ptn. Lot 6, Block, 4 Lake Cavanaugh Subdiv. #1

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): P66418; 3937-003-022-0000

Dated: 9-9-2020

Luther J. Cross Estate

By: X Wesley D. Cross
Wesley Donald Cross, Personal Representative

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2020-3651

Sep 14 2020

Amount Paid \$6480.78
Skagit County Treasurer
By Heather Beauvais Deputy

Statutory Warranty Deed
LPB 10-05

Order No.: 20-6302-XS

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STATE OF WASHINGTON
COUNTY OF SKAGIT

I certify that I know or have satisfactory evidence that Wesley Donald Cross, signed this instrument, on oath stated that he is authorized to execute the instrument and acknowledged it as the Personal Representative of the Estate of Luther J. Cross, deceased to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: 9 day of Sept, 2020

Signature

Title

My appointment expires: May 10, 2021



**EXHIBIT A
LEGAL DESCRIPTION**

Property Address: 34805 North Shore Drive, Mount Vernon, WA 98274
Tax Parcel Number(s):

Property Description:

Lot 22, Block 3, and the East 10 feet of Lot 6, Block 4, immediately adjacent to and measured parallel with the most Easterly boundary of Lot 6, Block 4, all in "Lake Cavanaugh Subdivision, Division No. 1", as per plat recorded in Volume 5 of Plats, Pages 37 to 43, inclusive, recorded under Skagit County Auditor's File No. 393244, records of Skagit County, Washington.

TOGETHER WITH tract established by Judgment and Decree of Quiet Title filed with the Skagit County Clerk, in Skagit County, Washington, February 11, 2008 at 1:41 p.m. described as follows:

That certain unlabeled portion of "Lake Cavanaugh Subdivision #1" as per plat recorded in Volume 5 of Plats, pages 37 through 43, inclusive, described as follows:

Beginning at the intersection of the East line of Lot 6, Block 4, of said plat at its intersection with the Southerly line of a 60-foot wide unnamed road right-of-way delineated on the face of said plat, which road is now commonly known as North Shore Drive, thence South 3 degrees 34' West along the East line of said Lot 6 and its Southerly extension, if any, to the shoreline of Lake Cavanaugh, thence in the generally Easterly direction along said shoreline to its intersection with the Southerly line of said road right-of-way; thence in a generally Westerly direction along said Southerly line to the point of beginning.

Except from all of the above, that portion lying East of Common Lines A and B as conveyed in Quit Claim Deed recorded under Auditor's File No. 201301080060 and as described in Property Line Agreement recorded under Auditor's File No. 201301080059.

Together with that portion of the following described property lying West of Common Lines A and B as conveyed in Quit Claim Deed recorded under Auditor's File No. 201301080060 and as described in Property Line Agreement recorded under Auditor's File No. 201301080059:

Tract "E," Lake Cavanaugh Subdivision, Division No. 1, as per plat recorded in Volume 5 of plats, pages 37 through 43, inclusive, records of Skagit County, Washington.

TOGETHER WITH that portion of Government Lot 1, Section 26, Township 33 North, Range 6 East, W.M., lying Southerly of the South line of the county road and that portion of "Lake Cavanaugh Subdivision No. 1," as per plat recorded in Volume 5 of Plats, pages 37 through 43, inclusive, records of Skagit County, Washington, lying Southerly of the South line of North Lake Shore Drive (sometimes referred to as "North Shore Drive"), East of Lot 6, Block 4 of said "Lake Cavanaugh Subdivision, Division No. 1" and Southwesterly of any portion of Block 5 or Block 6 of said "Lake Cavanaugh Subdivision Division No. 1."

Statutory Warranty Deed
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EXHIBIT B

20-6302-KS

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 named Lake Cavanaugh Subdivision No. 1 recorded June 24, 1946 as Auditor's File No. 393244, Vol. 5 of Plats, page 37.

2. 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.

3. Easement, affecting a portion of subject property for the purpose of Ingress and egress including terms and provisions thereof granted to Luther J. Cross and Arlene Cross, husband and wife recorded June 23, 2003 as Auditor's File No. 200306230278

4. 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 recorded March 13, 2006 as Auditor's File No. 200603130199.

5. Regulatory notice/agreement regarding To allow construction of a single family residence within the required front property line setback that may include covenants, conditions and restrictions affecting the subject property, recorded April 27, 1995 as Auditor's File No. 9504270036 .

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice. Said notice/agreement may pertain to governmental regulations for building or land use. Said matters are not a matter of title insurance. If such non-title insurance matters are shown, they are shown as a courtesy only, without the expectation that all such matters have been shown.

6. 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 recorded January 8, 2013 as Auditor's File No. 201301080059.

7. Easement, affecting a portion of subject property for the purpose of Ingress, egress and utilities including terms and provisions thereof granted to Richard S. Stockinger and Susan D. Stockinger recorded January 8, 2013 as Auditor's File No. 201301080061

8. 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.)

Statutory Warranty Deed
LPS 10-05

Order No.: 20-6302-KS

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EXHIBIT "A"
Property Description

Buyer(s): Andrea Kauffman and Donald Kauffman

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Shore Drive (sometimes referred to as "North Shore Drive"), East of Lot 6, Block 4 of said "Lake Cavanaugh Subdivision, Division No. 1" and Southwesterly of any portion of Block 5 or Block 6 of said "Lake Cavanaugh Subdivision Division No. 1."

SUPERIOR COURT OF THE STATE OF
WASHINGTON FOR SKAGIT COUNTY

FILED
Skagit County Clerk
Skagit County, WA
05/14/2020

Estate of LUTHER JACKSON CROSS:	No. 20-4-00156-29 LETTERS TESTAMENTARY
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I. BASIS

- 1.1 The last will of LUTHER JACKSON CROSS late of SKAGIT County, State of WASHINGTON was duly exhibited proven and recorded in this court on May 14, 2020.
- 1.2 In that will WESLEY DONALD CROSS is named personal representative(s).
- 1.3 The personal representative has qualified.

II. CERTIFICATION

THIS IS TO CERTIFY THAT WESLEY DONALD CROSS is authorized by this court to execute the will of the above decedent according to law.

DATED 05/14/2020.

MELISSA BEATON, COUNTY CLERK
CLERK OF THE SUPERIOR COURT
Kristen Denton, Deputy Clerk

III. CERTIFICATE OF COPY

STATE OF WASHINGTON
COUNTY OF SKAGIT

ss

I, MELISSA BEATON, COUNTY CLERK of the Superior Court of Skagit County, certify that the above is a true and correct copy of the Letters Testamentary in the above-named case, which was entered of record on May 14, 2020.

I further certify that these letters are now in full force and effect.

DATED: 05/14/2020

MELISSA BEATON, COUNTY CLERK
CLERK OF THE SUPERIOR COURT

BY


Deputy Clerk

