

When recorded return to:

Wesley P. Knight
1113 Fruitland Drive
Bellingham, WA 98229

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2020-3707

Sep 16 2020

Amount Paid \$14947.00

Skagit County Treasurer

By Marissa Guerrero Deputy

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

1835 Barkley Boulevard, Suite 105
Bellingham, WA 98226

CHICAGO TITLE COMPANY

620044200

Escrow No.: 245429932

STATUTORY WARRANTY DEED

THE GRANTOR(S) Judith Knight, unmarried, as her separate estate
for and in consideration of Ten And No/100 Dollars (\$10.00) and other good and valuable
consideration
in hand paid, conveys, and warrants to Wesley P. Knight, an unmarried person

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

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

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

Tax/Map ID(s): 3939-001-013-0003

Lot 13, Block 1, Lake Cavanaugh SUBD DIV 3

Tax Parcel Number(s): P66788, 3939-001-013-0003

Subject to:

Exhibit "B" attached hereto and by this reference made a part hereof,

STATUTORY WARRANTY DEED
(continued)

Dated: September 14, 2020

Judith Knight
Judith Knight

State of WASHINGTON
County of SKAGIT

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

Dated: September 14, 2020
Name: Leah J. Richardson
Notary Public in and for the State of WA
Residing at: Bellingham, WA
My appointment expires: 8-29-2024

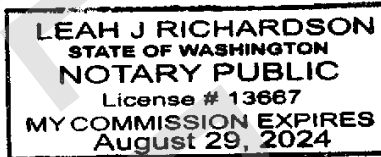


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P66788 / 3939-001-013-0003

LOT 13, BLOCK 1, "LAKE CAVANAUGH SUBDIVISION, DIVISION NO. 3," AS PER PLAT RECORDED IN VOLUME 6 OF PLATS, PAGES 25 THROUGH 31, INCLUSIVE, RECORDS OF SKAGIT COUNTY, WASHINGTON.

EXCEPT THAT PORTION DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWESTERLY CORNER OF SAID LOT 13;
THENCE SOUTH 58°37'00" EAST ALONG THE SOUTHWESTERLY LINE OF SAID LOT 13 A
DISTANCE OF 3.13 FEET;
THENCE NORTH 32°19'38" EAST A DISTANCE OF 81.41 FEET TO THE CENTER OF A 1/4 INCH
HEMLOCK TREE;
THENCE NORTH 30°49'33" EAST A DISTANCE OF 211.97 FEET TO A POINT ON THE NORTHERLY
BOUNDARY LINE OF SAID LOT 13;
THENCE NORTH 81°45'10" WEST A DISTANCE OF 1.13 FEET TO THE NORTHWESTERLY CORNER
OF SAID LOT 13;
THENCE SOUTH 31°39'02" WEST (PLAT BEARING EQUALS SOUTH 31°23'00" WEST) A DISTANCE
OF 292.81 FEET TO THE POINT OF BEGINNING.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"
EXCEPTIONS

Order No.: 245429932

Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, 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 LAKE CAVANAUGH SUBDIVISION DIVISION 3:

Recording No.: 420716

Easement, including the terms and conditions thereof, created by instrument;

Recorded: October 17, 1938

Auditor's No.: 306699, records of Skagit County, Washington

In favor of: State Division of Forestry

For: Road for forest protection

Note: Exact location and extent of easement is undisclosed of record.

Notice of On-Site Sewage System Status and the terms and conditions thereof:

Recording Date: September 15, 1993Recording No.: 9309150007

Any question that may arise due to shifting and changing in the course, boundaries or high water line of Lake Cavanaugh.

Rights of the State of Washington in and to that portion, if any, of the Land which lies below the line of ordinary high water of Lake Cavanaugh.

Any prohibition or limitation of use, occupancy or improvement of the Land resulting from the rights of the public or riparian owners to use any portion which is now or was formerly covered by water.

Paramount rights and easements in favor of the United States for commerce, navigation, fisheries and the production of power.

EXHIBIT "B" EXCEPTIONS

Order No.: 245429932

The property may be subject to the Skagit County Right-to-Manage Natural Resource Lands Disclosure, Skagit County Code Section 14.38, which states:

"This disclosure applies to parcels designated or within 1 mile of designated agricultural land or designated or within 1/4 mile of rural resource, forest or mineral resource lands of long-term commercial significance in Skagit County. A variety of Natural Resource Land commercial activities occur or may occur in the area that may not be compatible with non-resource uses and may be inconvenient or cause discomfort to area residents. This may arise from the use of chemicals; or from spraying, pruning, harvesting or mineral extraction with associated activities, which occasionally generates traffic, dust, smoke, noise, and odor. Skagit County has established natural resource management operations as a priority use on designated Natural Resource Lands, and area residents should be prepared to accept such incompatibilities, inconveniences or discomfort from normal, necessary Natural Resource Land operations when performed in compliance with Best Management Practices and local, State, and Federal law.

In the case of mineral lands, application might be made for mining-related activities including extraction, washing, crushing, stockpiling, blasting, transporting and recycling of minerals. If you are adjacent to designated NR Lands, you will have setback requirements from designated NR Lands."

Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.