



202010160122

10/16/2020 02:25 PM Pages: 1 of 3 Fees: \$105.50
Skagit County Auditor

WHEN RECORDED RETURN TO:

Name: Robert Manney and Kristel Manney
Address: 34070 N. Shore Drive
Mount Vernon, WA 98274

Land Title and Escrow

01-180506-S

Escrow Number: 780347RT
Filed for Record at Request of: *Rainier Title, LLC*

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20204272
OCT 16 2020

Amount Paid \$ 16,549.00
Skagit Co. Treasurer
By *HB* Deputy

STATUTORY WARRANTY DEED

THE GRANTOR(S), William L. Pugh and Karen Pugh, husband and wife for and in consideration of Ten dollars and Zero cents (\$10.00) and other good and valuable consideration in hand paid, conveys, and warrants to Robert Manney and Kristel Manney, a married couple the following described real estate, situated in the County of Skagit, State of Washington:

PARCEL "A":

Lot 57, Block 1, "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. Situate in the County of Skagit, State of Washington.

PARCEL "B":

Lot 34, Block 2, "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. Situate in the County of Skagit, State of Washington.

Subject to: See attached Exhibit A, which is made a part hereof by this reference.

Abbreviated Legal: Lot 57, Blk 1 & Lot 34, Blk 2, Lake Cavanaugh Div. No. 1

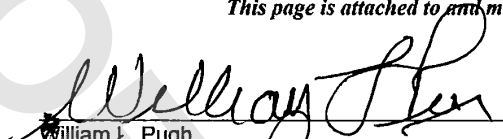

Tax Parcel Number(s): P66333, P66375

Dated: 10/14/2020

Signature and Notary follow on next page

LPB 10-05 (I-I)

This page is attached to and made a part of the Statutory Warranty Deed


William L. Pugh

Karen Pugh


STATE OF Washington

COUNTY OF Pierce

ss.

I certify that I know or have satisfactory evidence that **William L. Pugh and Karen Pugh** is/are the person(s) who appeared before me, and said person acknowledged that he/she/they signed this instrument and acknowledged it to be his/her/their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: Oct. 15th 2020


Name: Rojelio Perales
Notary Public in the State of Washington
Residing in KENT
My Commission Expires: 2-19-22

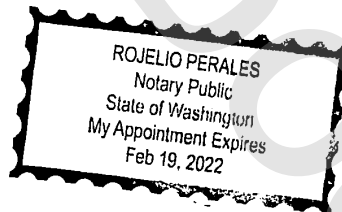


Exhibit A**Subject To:**

AN EASEMENT AFFECTING THE PORTION OF SAID PREMISES AND FOR THE PURPOSES STATED HEREIN, AND INCIDENTAL PURPOSES.

For: Constructing and maintaining a road for forest fire protection purposes
In Favor Of: Division of Forestry, State of Washington
Recorded: March 30, 1937
Auditor's No.: 288268, Volume 171 of Deeds, page 465

COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, NOTES, DEDICATIONS, PROVISIONS AND SURVEY MATTERS AS DESCRIBED AND/OR DELINEATED ON THE FACE OF SAID PLAT OR SHORT PLAT:

Plat/Short Plat: Lake Cavanaugh Subdivision, Division No. 1
Recorded: July 3, 1946
Auditor's No.: 393244 (Volume 5 of Plats, page 37)

Right of the State of Washington in and to that portion, if any, of the property herein described which lies below the line of ordinary high water of Lake Cavanaugh.

Any prohibition of 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 has formerly been, covered by water.

CERTIFICATE OF WATER RIGHT AND THE TERMS AND CONDITIONS THEREOF:

Recorded: July 7, 1975
Auditor's No.: 820182

MATTERS DISCLOSED BY RECORD OF SURVEY:

Prepared By: Cascade Surveying & Engineering, Inc.
Recorded: April 7, 1993
Auditor's File No.: 9304070006

End of Exhibit A