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Pages: 1 of 5 Fees: \$107.50  
Skagit County Auditor, WA

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04/02/2021 10:54 AM Pages: 1 of 5 Fees: \$107.50  
Skagit County Auditor, WA

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
Affidavit No. 2021-1416  
Apr 02 2021  
Amount Paid \$5845.00  
Skagit County Treasurer  
By Chelsea Stalcup Deputy

When recorded return to:

Tammy Quiram  
26130 Lake Cavanaugh Road  
Mount Vernon, WA 98274  
GNW 21-9904

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Eli J. Reeves, as his separate estate, 21732 99th Ave SE, Snohomish, WA 98296,

for and in consideration of ten dollars and other valuable consideration

in hand paid, conveys, and warrants to Tammy Quiram, an unmarried person

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: Property 1: P99215  
Section 16, Township 33 North, Range 5 East; Ptn. S 1/4 SW aka Lot 1, Short Plat 95-039

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): P99215

Dated: March 31, 2021

Eli J. Reeves  
Eli J. Reeves

STATE OF WASHINGTON  
COUNTY OF SKAGIT

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

Dated: 31<sup>st</sup> day of March, 2021

*Crystal Deighton*  
Signature

Escrow Assistant  
Title

My appointment expires: 10-13-2024



**EXHIBIT A  
LEGAL DESCRIPTION**

Property Address: 26130 Lake Cavanaugh Road, Mount Vernon, WA 98274  
Tax Parcel Number(s): P99215

**Property Description:**

Lot 1, Skagit County Short Plat No. 95-039, approved March 25, 1996, and recorded March 29, 1996, in Volume 12 of Short Plats, Page 87, under Auditor's File No. 9603290056, records of Skagit County, Washington, ¼ of Section 16, Township 33 North, Range 5 East, W.M.

**EXHIBIT B**

21-9904-KH

1. Reservations contained in deed from the State of Washington recorded under Auditor's File No. 521600, reserving to the grantor all oil, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working the same and providing that such rights shall not be exercised until provision has been made for full payment of all damages sustained by reason of such entry.

Right of the State of Washington or its successors, subject to payment of compensation therefore, to acquire rights of way for private railroads, skid road, flumes, canals, water courses or other easements for transporting and moving timber, stone, minerals and other products from this and other property, as reserved in deed referred to above.

2. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: H. Chapin Dykers et ux et al

Recorded: January 25, 1962

Auditor's No. 617235

Purpose: Right to use, maintain, construct, etc., and relocate the existing roads and/or grades over and across the subject property

Area Affected: The exact location of said right of way is not disclosed on the road

3. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Georgia-Pacific Corporation, a Georgia Corp.

Recorded: December 5, 1966

Auditor's No. 691715

Purpose: A permanent easement across said property

Area Affected: A 40 foot strip of land in that portion of the Southwest ¼ of the Southwest ¼ lying Southwesterly of the County Road

4. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Name: Short Plat No. 95-039

Recorded: March 29, 1996

Auditor's No.: 9603290056

5. REGULATORY NOTICE/AGREEMENT THAT MAY INCLUDE COVENANTS, CONDITIONS AND RESTRICTIONS AFFECTING THE SUBJECT PROPERTY:

Recorded: February 28, 2000

Auditor's No.: 200002280059

Regarding: Property Designated Forest Resource Lands

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. REGULATORY NOTICE/AGREEMENT THAT MAY INCLUDE COVENANTS, CONDITIONS AND RESTRICTIONS AFFECTING THE SUBJECT PROPERTY:

Recorded: April 20, 2000

Statutory Warranty Deed  
LPB 10-05

Order No.: 21-9904-KH

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Auditor's No.: 200004200046

Regarding: Protected Critical Area Site Plan

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.

7. LOT CERTIFICATION, INCLUDING THE TERMS AND CONDITIONS THEREOF.  
REFERENCE TO THE RECORD BEING MADE FOR FULL PARTICULARS. THE COMPANY MAKES  
NO DETERMINATION AS TO ITS AFFECTS.

Recorded: March 11, 2013

Auditor's No.: 201303110002

8. Easement affecting a portion of subject property for utility lines and related facilities and provisions therein, granted to Puget Sound Energy and/or its predecessors, recorded May 8, 2017, as Auditor's File No. 201705080149.