

When recorded return to:  
Rita M. Kirkland  
4717 107th Ave. Ct. E.  
Edgewood, WA 98372

**STATUTORY WARRANTY DEED**

GNW 21-10005

**Order No.:** NXWA-0517175

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 2021-1457

Apr 06 2021

Amount Paid \$16210.80

Skagit County Treasurer  
By Marissa Guerrero Deputy

**THE GRANTOR(S)**

David Cochran and Mary Cochran, husband and wife

for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION  
in hand paid, conveys, and warrants to

Rita M. Kirkland, an unmarried person

the following described real estate, situated in the:

Lot 91, Block 1, "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.

Situate in the County of Skagit, State of Washington.

Abbreviated Legal: Lot 91, Block 3, Lake Cavanaugh Subdivision, Division No. 3

Subject to Matters, Restrictions, Covenants, Conditions, and Easements of Record

Tax Parcel Number(s): P66862 / 3939-001-091-0008

Dated: March 18, 2021

David Cochran  
David Cochran

Mary Cochran  
Mary Cochran

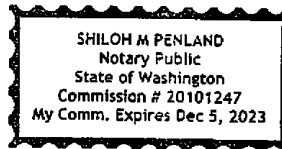
STATE OF: WA

COUNTY OF: Skagit

On this day personally appeared before me David Cochran and Mary Cochran, to me known to be the individual(s) described in and who executed the within and foregoing instrument, and acknowledged that he/she/they signed the same as his/her/their free and voluntary act and deed, for the uses and purposes therein mentioned.

Given under my hand and seal of office this 20th day of March, 20 21.

Shiloh M Penland  
Notary Public residing at: Mount Vernon  
Printed Name: Shiloh M Penland  
My Commission Expires: 12/5/2023



**Subject to - Deed Exception(s):**

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 Lease Survey for: Dept. of Natural Resources recorded December 10, 1997 as Auditor's File No. 199712100114.

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, Division No. 3 recorded July 19, 1948 as Auditor's File No. 420716.

The company calls attention to provisions contained in Washington Uniform Common Interest Ownership Act, Senate Bill 6175 providing that Plats recorded after July 1, 2018, and older Plats that have opted in, that meet the requirements under Senate Bill 6175 will require delivery to the Proposed Purchaser of either a "Public Offering Statement" or "Resale Certificate".

Easement, affecting a portion of subject property for the purpose of ingress and egress including terms and provisions thereof granted to Calvin N. Ulberg, and Dorothy I. Ulberg, husband and wife recorded October 19, 1960 as Auditor's File No. 599992

Terms and conditions of Aquatic Lands Lease, recorded September 3, 1998 as Auditor's File No. 199809030062.

Terms and conditions of Notice of On-Site Sewage System Status, recorded April 12, 1993 as Auditor's File No. 199304120004.

Terms and conditions of Skagit County Conditional Agreement, recorded April 14, 1992 as Auditor's File No. 199204140054.

Any adverse claim by reason of any change in the location of the boundaries of said premises which may have resulted from any change in the location of the Lake Cavanaugh, or its banks, or which may result from such change in the future.

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

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.)

Unrecorded leaseholds, if any, rights of vendors and chattel mortgagees of personal property, and rights of tenants to remove trade fixtures at the expiration of term.