

When recorded return to:
Daniel Drewes and Diana Gringle
9842 61st Ave S
Seattle, WA 98118

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 2021-1783
Apr 26 2021
Amount Paid \$13345.00
Skagit County Treasurer
By Heather Beauvais Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620047073

CHICAGO TITLE
620047073

STATUTORY WARRANTY DEED

THE GRANTOR(S) Eileen Pierson Johns, Trustee of the Elaine M. Davenport WA Bypass Trust
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Daniel Drewes and Diana Gringle, a married couple

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.)

Lots 23 and Ptn. 24, Block 6, and Lot 23, Block 5, Lake Cavanaugh Sub. Div. 1

Tax Parcel Number(s): P66469 / 3937-006-024-0001, P66446 / 3937-005-023-0004

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: April 21, 2021

Elaine M. Davenport WA Bypass Trust

BY: Eileen Pierson Johns
TrusteeState of WashingtonCounty of Skagit

I certify that I know or have satisfactory evidence that

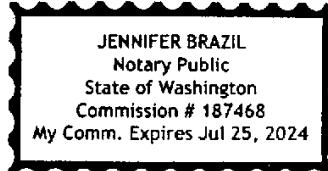
Eileen Pierson Johnsis/are the person(s) who appeared before me, and said person(s) acknowledged that (he/she/they) signed this of instrument and acknowledged it to be (his/her/their) free and voluntary act for the uses and purposes mentioned in this instrument.Dated: April 23, 2021Name: Jennifer Brazil
Notary Public in and for the State of Washington
Residing at: Skagit County
My appointment expires: 7-25-2024

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P66469 / 3937-006-024-0001 and P66446 / 3937-005-023-0004

Lot 23, Block 5 and Lot 23, Block 6, and that portion of Lot 24, Block 6, described as follows:

Beginning at the Southwest corner of said Lot 24; thence Southeasterly along the Southerly line of said lot a distance of 35 feet; thence Northeasterly to a point in the Northerly line of said lot that is 22 feet Easterly, as measured along said North line, of the Northwest corner of said lot; thence Westerly along the Northerly line of said lot to the Northwest corner thereof; thence Southerly along the Westerly line of said lot to the point of beginning; all in "LAKE CAVANAUGH SUBDIVISION, DIVISION NO. 1", according to the Plat recorded in Volume 5 of Plats, pages 37 to 43 inclusive, records of Skagit County, Washington.

EXHIBIT "B"
Exceptions

1. 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 No. 1:

Recording No: 393244
2. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: State Division of Forestry
Purpose: Construction and maintenance of road for forest protection purposes
Recording Date: March 30, 1937
Recording No.: 288266
3. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: State Division of Forestry
Purpose: Construction and maintenance of road for forest protection purposes
Recording Date: October 17, 1938
Recording No.: 306699
4. Variance No. VAR 93 026, including the terms, covenants and provisions thereof

Recording Date: September 22, 1993
Recording No.: 9309220008
5. Findings of fact Entry Order SHL 93-019, including the terms, covenants and provisions thereof

Recording Date: September 23, 1993
Recording No.: 9309230017
6. 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 Survey:

EXHIBIT "B"**Exceptions
(continued)**

Recording No: 9505150126

7. As to any portion of said land now, formerly or in the future covered by water: Questions or adverse claims related to (1) lateral boundaries of any tidelands or shorelands; (2) shifting in course, boundary or location of the body of water; (3) rights of the State of Washington if the body of water is or was navigable; and (4) public regulatory and recreational rights (including powers of the USA) or private riparian rights which limit or prohibit use of the land or water.
8. City, county or local improvement district assessments, if any.