

When recorded return to:

Mark A. Leveck and Colleen R. Leveck  
2105 N. 57<sup>th</sup> St.  
Seattle, Wa. 98103

GNW 21-10858

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Dana M. Golden, as his separate estate, 17018 13th Ave NE, Shoreline, WA 98155,

for and in consideration of **ten dollars and other valuable consideration**

in hand paid, conveys, and warrants to Mark A. Leveck and Colleen R. Leveck, a married couple

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: Lots 121-123, Block 1 & Lots 82-84, Block 3, LAKE CAVANAUGH  
SUBDIVISION NO. 2

TOGETHER WITH the Shorelands of the Second Class in front of, adjacent to or abutting upon Lots 122 and 123,  
Block 1, 'LAKE CAVANAUGH SUBDIVISION NO. 2', according to plat thereof recorded in Volume 5 of Plats,  
pages 49 to 54, inclusive, records of Skagit County, Washington.

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

RESERVATION: Spreading of Ashes and Religious Ceremony As holders of title for the property here within  
this Deed, Mark A. Leveck and Colleen R. Leveck ( a married couple) agree to make reasonable  
accommodations to allow the ashes of Dana Golden and Linda Golden (residents of Shoreline, Wa. and grantors  
to this Deed dated April 30, 2021) to be spread or buried (without permanent markings) on the property as  
requested in their Will. This Reservation of Title will expire two years following the Record of Deaths are  
recorded from both persons Dana Golden and Linda Golden.

Tax Parcel Numbers: P66599-3938-001-121-0003 P66601-3938-001-123-0001 P66734-3938-003-038-0005  
P66600-3938-001-122-0002 P66733-3938-003-082-0006 P66735-3938-003-084-0004

Dated: April 30, 2021

Dana M. Golden

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 2021-1879

Apr 30 2021

Amount Paid \$11298.00

Skagit County Treasurer

By Heather Beauvais Deputy

Statutory Warranty Deed  
LPB 10-05

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STATE OF WASHINGTON  
COUNTY OF ISLAND

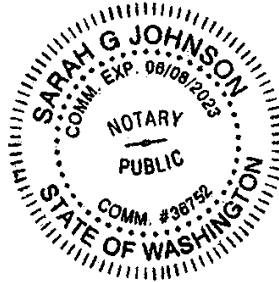
I certify that I know or have satisfactory evidence that Dana M. Golden is the person who appeared before me, and said person acknowledged that he/she signed this instrument and acknowledged it to be his/her free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: 27<sup>th</sup> day of April, 2021

Sarah G. Johnson  
Signature

Notary  
Title

My appointment expires: 6-8-23



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**EXHIBIT A  
LEGAL DESCRIPTION**

Property Address: 33711 South Shore Drive, Mount Vernon, WA 98274

Lots 121, 122 and 123, Block 1 and Lots 82, 83 and 84, Block 3, "LAKE CAVANAUGH SUBDIVISION, DIVISION NO. 2", according to plat thereof recorded in Volume 5 of Plats, pages 49 to 54, inclusive, records of Skagit County, Washington.

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**EXHIBIT B**

21-10858-SJ

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I—Requirements are met.

2. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.

3. (A) Unpatented mining claims.

(B) Reservations or exceptions in patents or in Acts authorizing the issuance thereof.

(C) Water rights, claims or title to water; whether or not the matters excepted under (A), (B), or (C) are shown by the public records.

(D) Indian Tribal Codes or Regulations, Indian Treaty or Aboriginal Rights, including easements or equitable servitudes.

4. Any service, installation, connection, maintenance, construction, tap or reimbursement charges/costs for sewer, water, garbage or electricity.

5. Any facts, rights, interest, or claims which are not shown by the public records but which could be ascertained by an inspection of said land or by making inquiry of persons in possession thereof.

(Said Exception will not be included on Extended Coverage Policies)

6. Easements, claims of easement or encumbrances which are not shown by the public records.

(Said Exception will not be included on Extended Coverage Policies)

7. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the public records.

(Said Exception will not be included on Extended Coverage Policies)

8. Any lien, or right to a lien, for services, labor or materials or medical assistance heretofore or hereafter furnished, imposed by law and not shown by the public records.

(Said Exception will not be included on Extended Coverage Policies)

9. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof, but prior to the date the proposed insured acquires of record for the value the escrow or interest or mortgage(s) thereon covered by this Commitment.

(Said Exception will not be included on Standard or Extended Coverage Policies)

10. 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:

Name: Lake Cavanaugh Subdivision, Division No. 2

Recorded: September 30, 1946

Auditor's No.: 396262 (Vol. 5 of Plats, page 49)

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Restrictions based on race, color, religion or national origin are omitted by operation of law.

11. 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.)

12. Right given by the State of Washington to overflow the shores of Lake Cavanaugh under order dated May 22, 1913, and recorded February 28, 1920 in Volume 116 of Deeds, Page 285.

13. Regulatory notice/agreement regarding Certificate of Water Right that may include covenants, conditions and restrictions affecting the subject property, recorded January 19, 1976 as Auditor's File No. 828870 .

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.

Affects Lots 122 and 123, Block 1

14. 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 Survey recorded September 28, 1993 as Auditor's File No. 9309280100.

15. 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 Survey recorded September 16, 1996 as Auditor's File No. 9609160073.

16. Regulatory notice/agreement regarding Notice of On-Site Sewage System Maintenance Agreement Requirement that may include covenants, conditions and restrictions affecting the subject property, recorded October 28, 2015 as Auditor's File No. 201510280007 .

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.