

**When recorded return to:**  
Joelle LaBlond  
701 7th Avenue South  
Edmonds, WA 98020

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
Affidavit No. 2021-2722  
Jun 16 2021  
Amount Paid \$7989.00  
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.: 620047482

CHICAGO TITLE  
620047482

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Ursula M. Mass, Trustee of the Ursula M. Mass Trust

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Joelle LaBlond, a married person as her separate property and Luke LaBlond, a married person as his separate property

the following described real estate, situated in the County of Skagit, State of Washington:

LOT 15, CAVANAWOOD SUBDIVISION #1, ACCORDING TO THE PLAT RECORDED IN VOLUME 6 OF PLATS, PAGE 33, RECORDS OF SKAGIT COUNTY, WASHINGTON.

TOGETHER WITH SHORELANDS OF THE SECOND CLASS SITUATED IN FRONT OF, ADJACENT TO, OR ABUTTING UPON SAID LOT.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

Abbreviated Legal: (Required if full legal not inserted above.)

Tax Parcel Number(s): P64034 / 3875-000-015-0009

Subject to:

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

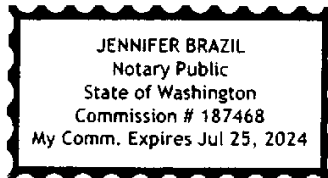
**STATUTORY WARRANTY DEED**  
(continued)

Dated: June 5, 2021

The Ursula M. Mass Trust

BY: Ursula M. Mass  
Ursula M. Mass  
TrusteeState of Washington  
County of SkagitI certify that I know or have satisfactory evidence that Ursula M. Mass

is/are the person(s) who appeared before me, and said person acknowledged that (he/she/they) signed this instrument, on oath stated that (he/she/they) was authorized to execute the instrument and acknowledged it as the Trustee of Ursula M. Mass Trust to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: June 10, 2021Jennifer Brazil  
Name: Jennifer Brazil  
Notary Public in and for the State of WA  
Residing at: Skagit County  
My appointment expires: 7-25-2024

**EXHIBIT "A"**  
Exceptions

1. Reservations of oil, coal, gas and minerals and/or mineral rights of any nature, and right of entry to explore same, contained in the deed  
  
Grantor: English Lumber Company  
Recording Date: November 15, 1940  
Recording No.: 331967
2. 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 Plat of Cavanawood Subdivision No. 1:  
  
Recording No: 423527
3. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
  
Granted to: English Lumber Company  
Purpose: a road for forest protection purposes  
Recording Date: March 30, 1937  
Recording No.: 288266  
Affects: as described in said instrument
4. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
  
Recording Date: September 23, 1949  
Recording No.: 436059  
Affects: as described in said instrument
5. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
  
Granted to: Puget Sound Power & Light Company  
Purpose: electric transmission and distribution lines  
Recording Date: August 10, 1992  
Recording No.: 9208100147  
Affects: The Northwesterly 5 feet of the Northeasterly 15 feet
6. Variance SHL 95-029, including the terms, covenants and provisions thereof  
  
Recording Date: September 25, 1995

**EXHIBIT "A"**

Exceptions  
(continued)

Recording No.: 9509250061

7. Any question that may arise due to shifting or change in the course, boundaries or high water line of Lake Cavanaugh or due to prior shifting or changing of the course, boundaries or high water line; and rights of the State of Washington in and to that portion of said Land, if any, lying in the bed or former bed of Lake Cavanaugh.
8. Any prohibition 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 was formerly covered by water.
9. Paramount rights and easements in favor of the United States for commerce, navigation, fisheries and the production of power.
10. City, county or local improvement district assessments, if any.