

When recorded return to:
Matthew H. Chism
32962 South Shore Drive
Mount Vernon, WA 98274

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 2021-2919
Jun 28 2021
Amount Paid \$9162.00
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

CHICAGO TITLE
620047321

Escrow No.: 620047321

STATUTORY WARRANTY DEED

THE GRANTOR(S) Andrew Wedekind, an unmarried person, as his separate estate
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Matthew H. Chism, an unmarried person

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.)

Lot(s): 31, 32 and 33, Unit(S): Block: 2 Lake Cavanaugh Subdivision Div. 3

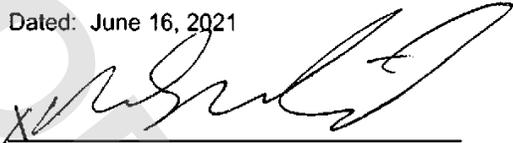
Tax Parcel Number(s): P66983 / 3939-002-033-0007, P66982 / 3939-002-032-0008

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: June 16, 2021



Andrew Wedekind

State of Washington
County of Skagit

I certify that I know or have satisfactory evidence that
Andrew Wedekind

is/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: 6/25/21



Name: Donna Lee Reed
Notary Public in and for the State of Washington
Residing at: Uniceville wa
My appointment expires: 10/1/2023

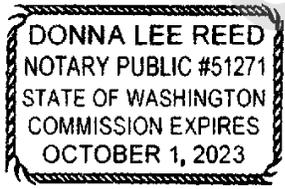


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P66983 / 3939-002-033-0007 and P66982 / 3939-002-032-0008

Parcel A:

Lot 32 and 33, Block 2, Block 2, "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.

EXCEPT the Southeasterly 30 feet of said Lot 32, as measured at right angles to and parallel with the Southeasterly line thereof.

Situated in Skagit County, Washington.

Parcel B:

Lot 31 and the Southeasterly 30 feet of Lot 32, as measured at right angles to and parallel with the Southeasterly line thereof, Block 2, "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.

Situated in Skagit County, Washington.

EXHIBIT "B"
Exceptions

1. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to:	State Division of Forestry
Purpose:	Road for forest protection purposes
Recording Date:	October 17, 1938
Recording No.:	306699

2. Agreement regarding logging practices, including the terms, covenants and provisions thereof

Recording Date:	June 1, 1945
Recording No.:	380724

3. 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.

4. 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 Div. 3:

Recording No: 420716

5. 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:

Recording No: 200506230096

6. Lot Certificate, including the terms, covenants and provisions thereof

Recording Date: April 5, 2006
Recording No.: 200604050093

EXHIBIT "B"

Exceptions
(continued)

7. Reasonable Use Exception Determination, including the terms, covenants and provisions thereof
Recording Date: June 9, 2006
Recording No.: 200606090132
8. Protected Critical Area Site Plan, including the terms, covenants and provisions thereof
Recording Date: July 31, 2007
Recording No.: 200707310104
9. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
10. City, county or local improvement district assessments, if any.