

When recorded return to:

Jeffrey Glaspy
Calikia, LLC
34147 North Shore Drive
Mount Vernon, WA 98274

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2021-3929

Aug 25 2021

Amount Paid \$7765.00

Skagit County Treasurer
By Heather Beauvais Deputy

Filed for record at the request of:



CHICAGO TITLE

A COMMITMENT TO EXCELLENCE

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620048594

CHICAGO TITLE CO.
620048594

STATUTORY WARRANTY DEED

THE GRANTOR(S) Ronald Saario, 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 Calikia, LLC, A Washington Limited Liability Company

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

Lot 43, Block 2, "LAKE CAVANAUGH SUBDIVISION, DIVISION NO. 1", according to the plat
thereof, recorded in Volume 5 of Plats, Pages 37 to 43, inclusive, records of Skagit County,
Washington.

Situate in Skagit County, Washington

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

Tax Parcel Number(s): P66381 / 3937-002-043-0007

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: August 5, 2021

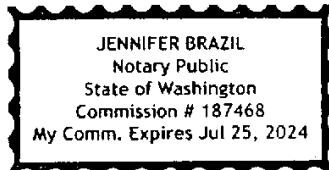
Ronald Saario
Ronald Saario

State of Washington
County of Skagit

I certify that I know or have satisfactory evidence that

Ronald Saario
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: August 24, 2021



Jennifer Brazil
Name: Jennifer Brazil
Notary Public in and for the State of Washington
Residing at: Skagit County
My appointment expires: 7-25-2024

EXHIBIT "A"

Exceptions

1. Easement, including the terms and conditions thereof, granted by instrument(s);
 Recorded: March 30, 1937
 Recording No.: 288266, records of Skagit County, Washington
 In favor of: State Division of Forestry
 For: Construct and maintain a road for forest protection purposes
 Affects: Location undeterminable

2. Easement, including the terms and conditions thereof, granted by instrument(s);
 Recorded: October 17, 1938
 Recording No.: 306699, records of Skagit County, Washington
 In favor of: State Division of Forestry
 For: Construct and maintain a road for forest protection purposes
 Affects: Location undeterminable

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

 Recording Date: October 3, 1945
 Recording No.: 383721

4. Agreement, including the terms and conditions thereof; entered into;
 By: English Lumber Company
 And Between: Bald Mountain Mill Company
 Recorded: July 30, 1941
 Recording No.: 380724, records of Skagit County, Washington

5. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, 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 CAVANUAGH SUBDIVISION, DIVISION NO. 1:

 Recording No: 393244

6. 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.

7. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, if any, but omitting

EXHIBIT "A"

Exceptions
(continued)

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: 9112170014

Recording No: 9810300016

8. The property may be subject to the Skagit County Right-to-Manage Natural Resource Lands Disclosure, Skagit County Code Section 14.38, which states:

"This disclosure applies to parcels designated or within 1 mile of designated agricultural land or designated or within 1/4 mile of rural resource, forest or mineral resource lands of long-term commercial significance in Skagit County. A variety of Natural Resource Land commercial activities occur or may occur in the area that may not be compatible with non-resource uses and may be inconvenient or cause discomfort to area residents. This may arise from the use of chemicals; or from spraying, pruning, harvesting or mineral extraction with associated activities, which occasionally generates traffic, dust, smoke, noise, and odor. Skagit County has established natural resource management operations as a priority use on designated Natural Resource Lands, and area residents should be prepared to accept such incompatibilities, inconveniences or discomfort from normal, necessary Natural Resource Land operations when performed in compliance with Best Management Practices and local, State, and Federal law.

In the case of mineral lands, application might be made for mining-related activities including extraction, washing, crushing, stockpiling, blasting, transporting and recycling of minerals. If you are adjacent to designated NR Lands, you will have setback requirements from designated NR Lands."

9. City, county or local improvement district assessments, if any.