

POOR ORIGINAL

When recorded return to:  
Jonathan Gatherers and Jennifer Gatherers  
35054 North Shore Drive  
Mount Vernon, WA 98274

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

3002 Colby Ave., Suite 200  
Everett, WA 98201

**CHICAGO TITLE COMPANY**  
620049595

Escrow No.: 620049595

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Michael Ray Mindt, as Personal Representative of The Estate of P. Catherine Beuter

for and in consideration of Ten And No/100 Dollars (\$10.00) . and other valuable consideration in hand paid, conveys, and warrants to Jonathan Gatherers and Jennifer Gatherers, a married couple

the following described real estate, situated in the County of Skagit, State of Washington:  
LOT 17, BLOCK 5, AND LOT 17, BLOCK 6, IN LAKE CAVANAUGH SUBDIVISION, DIVISION NO. 1, AS PER PLAT RECORDED IN VOLUME 5 OF PLATS, PAGE 37, RECORDS OF SKAGIT COUNTY.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

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

Tax Parcel Number(s): P66463 / 3937-006-017-0000, P66440 / 3937-005-017-0002

Subject to:

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

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 2021-4807

Oct 20 2021

Amount Paid \$10230.00

Skagit County Treasurer

By Lena Thompson Deputy

## STATUTORY WARRANTY DEED

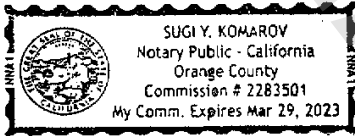
(continued)

Dated: October 15, 2021

The Estate of P. Catherine Beuter

BY: Michael Ray Mindt  
Michael Ray Mindt  
Personal RepresentativeState of California  
County of OrangeI certify that I know or have satisfactory evidence that Michael Ray Mindt

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 Personal Representative of The Estate of P. Catherine Beuter to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 10/15/2021Name: Sugi Y. Komarov  
Notary Public in and for the State of California  
Residing at: 10 Ocaso St. Rancho Mission Viejo CA 92694  
My appointment expires: 03/29/2023

**EXHIBIT "A"**  
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 the Plat of Lake Cavanaugh Subdivision Division No. 1:  
Recording No: 383244
2. Certificate of Water Right and the terms and conditions thereof:  
Recording Date: September 1, 1977  
Recording No.: 863903
3. Skagit County Planning and Community Development Findings of Fact and the terms and conditions thereof:  
Recording Date: February 10, 1993  
Recording No.: 9302100019
4. Skagit County Planning and Community Development Findings of Fact and the terms and conditions thereof:  
Recording Date: February 10, 1993  
Recording No.: 9302100021
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: 200510250181
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. The property may be subject to the Skagit County Right-to-Manage Natural Resource Lands

**EXHIBIT "A"****Exceptions  
(continued)**

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."

8. Any unrecorded leaseholds, right of vendors and holders of security interests on personal property installed upon the Land and rights of tenants to remove trade fixtures at the expiration of the terms.
9. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.