

When recorded return to:
Jason Bencze and Melissa Bencze
9709 Crown Crescent
Surrey, BC V3V 2T7 Canada

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20237440
Jul 28 2023
Amount Paid \$16842.20
Skagit County Treasurer
By Lena Thompson Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Chicago Title
620054398

Escrow No.: 620054398

STATUTORY WARRANTY DEED

THE GRANTOR(S) Deborah Jean Call, an unmarried person and Gregory Dwight Call, a married man and Lisa Ann Hawk, a married woman

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys and warrants to Jason Bencze and Melissa Bencze, husband and wife

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.)

PARCEL A: LT 128, BLK 1, LAKE CAVANAUGH SUBDIV NO.2

PARCEL B: LT 89, BLK 3, LAKE CAVANAUGH SUBDIV NO.2

Tax Parcel Number(s): P66606 / 3938-001-128-0006, P66740 / 3938-003-089-0009

Subject to:

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

STATUTORY WARRANTY DEED

(continued)

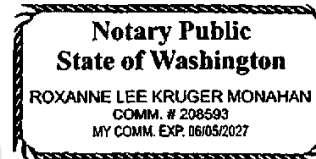
Dated: 7/07/2023

Deborah Jean Call
 Deborah Jean Call
Gregory Dwight Call by
Deborah Jean Call as attorney in fact
 Gregory Dwight Call By Deborah Jean Call as attorney in fact
Lisa Ann Hawk
 Lisa Ann Hawk

State of Washington
 County of King

This record was acknowledged before me on July 7, 2023 by Deborah Jean Call.

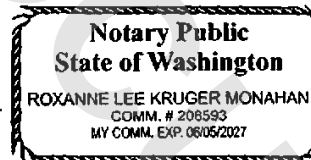
Roxanne Lee Kruger Monahan
 (Signature of notary public)
 Notary Public in and for the State of Washington
 My commission expires: 06/05/2027



State of Washington
 County of King

This record was acknowledged before me on July 7, 2023 by Deborah Jean Call as Power of Attorney of Gregory Dwight Call.

Roxanne Lee Kruger Monahan
 (Signature of notary public)
 Notary Public in and for the State of Washington
 My commission expires: 06/05/2027



STATUTORY WARRANTY DEED
(continued)

State of Washington
County of King

This record was acknowledged before me on July 7, 2023 by Lisa Ann Hawk.

Roxanne Lee Kruger Monahan
(Signature of notary public)
Notary Public in and for the State of Washington
My commission expires: 06/05/2027

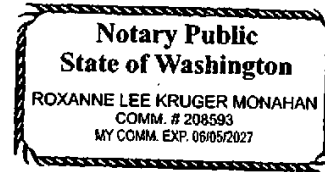


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P66606 / 3938-001-128-0006 and P66740 / 3938-003-089-0009

PARCEL A:

LOT 128, BLOCK 1, LAKE CAVANAUGH SUBDIVISION NO.2, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 5 OF PLATS, PAGE 53, RECORDS OF SKAGIT COUNTY, WASHINGTON.

PARCEL B:

LOT 89, BLOCK 3, LAKE CAVANAUGH SUBDIVISION NO.2, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 5 OF PLATS, PAGE 53, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"

Exceptions

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

In favor of: State Division of Forestry
 Purpose: Construct and maintain a road for forest protection purposes
 Recording No.: 288266
 Affects: Parcel A and B
2. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

In favor of: State Division of Forestry
 Purpose: Construct and maintain a road for forest protection purposes
 Recording Date: October 17, 1938
 Recording No.: 306699
 Affects: Parcel A and B
3. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, 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 No. 2:

Recording No: 396262
4. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Puget Sound Power & Light Company, a Washington corporation
 Purpose: electric line right-of-way
 Recording Date: October 6, 1981
 Recording No.: 8110060023
 Affects: Parcel A
5. Notice of on-site sewage system status, and the terms and conditions thereof:

Recording Date: April 7, 1989
 Recording No.: 8904070059
 Affects: Parcel A
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

EXHIBIT "B"Exceptions
(continued)

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

Form 22P
Skagit Right-to-Manage Disclosure
Rev. 10/14
Page 1 of 1

**SKAGIT COUNTY
RIGHT-TO-MANAGE
NATURAL RESOURCE LANDS DISCLOSURE**

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Northwest Multiple Listing Service
ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated 06/13/23
between Jason Bencze Melissa Bencze ("Buyer")
Buyer Buyer
and Deborah Jean Call, Lisa Ann Hawk, Gregory Dwight Call ("Seller")
Seller Seller
concerning 33667 S Shore Dr Mount Vernon WA 98274 (the "Property")
Address City State Zip

Buyer is aware that 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.

Seller and Buyer authorize and direct the Closing Agent to record this Disclosure with the County Auditor's office in conjunction with the deed conveying the Property.

Authenticated
Jason Bencze 06/13/23
Buyer Date
Authenticated
Melissa Bencze 06/13/23
Buyer Date

[Signature] 6/14/23
Seller Date
Deborah Call 6-4-23
Seller Date
Lisa Hawk 6-4-23
Seller Date