

When recorded return to:
Michael Renstrom
34125 South Shore Dr
Mount Vernon, WA 98274

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20237477
Jul 31 2023
Amount Paid \$805.00
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

Escrow No.: 620054621

CHICAGO TITLE

620054621

STATUTORY WARRANTY DEED

THE GRANTOR(S) Eric C. Hall and Susan S Kennedy, a married couple

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys and warrants to Michael Renstrom, 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.)

LT 56, BLK 3, LAKE CAVANAUGH SUBDIV DIV NO. 2

Tax Parcel Number(s): P66709 / 3938-003-056-0008

Subject to:

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

STATUTORY WARRANTY DEED

(continued)

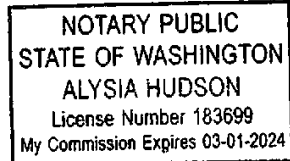
Dated: 7/31/23EC Hall
Eric C. HallSusan S Kennedy
Susan S KennedyState of WashingtonCounty of SkagitThis record was acknowledged before me on July 31, 2023 by Eric C. Hall and Susan S Kennedy.Alysia Hudson
(Signature of notary public)
Notary Public in and for the State of Washington
My appointment expires: 03/01/2024

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P66709 / 3938-003-056-0008

LOT 56, BLOCK 3, LAKE CAVANAUGH SUBDIVISION DIVISION NO. 2, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 5 OF PLATS, PAGES 49-54, 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:	To construct and maintain a road for forest protection purposes
Recording Date:	March 30, 1937
Recording No.:	288266
Affects:	Exact location and extent of easement is undisclosed of record
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:	To construct and maintain a road for forest protection purposes
Recording Date:	October 17, 1938
Recording No.:	306699
Affects:	Exact location and extent of easement is undisclosed of record
3. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

In favor of:	Puget Sound Pulp and Timber Co., a corporation
Purpose:	Right-of-way
Recording Date:	October 3, 1945
Recording No.:	383721
Affects:	Portion of said premises
4. Unrecorded Agreement and the terms and conditions thereof:

Executed by:	English Lumber Company and Puget Sound Pulp and Timber Company
Recording Date:	October 3, 1945
Recording No.:	383721
5. 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 Division No. 2:

Recording No: 396262
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

EXHIBIT "B"Exceptions
(continued)

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

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 July 08, 2023

between Michael Renstrom ("Buyer")
Buyer
and Eric C Hall ("Seller")
Seller
Susan S Kennedy ("Seller")
Seller
concerning P66709 South Shore Drive (the "Property")
Address City State Zip
Mount Vernon WA 98274

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.

Michael Renstrom 7-8-23
Buyer Date

Susan S Kennedy 7/8/23
Seller Date

Eric C Hall
Buyer Date

E C Hall 7/8/23
Seller Date