#### 202307310066

07/31/2023 12:26 PM Pages: 1 of 6 Fees: \$208.50

Skagit County Auditor, WA

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:



425 Commercial St Mount Vernon, WA 98273

Escrow No.: 620054621

CHICAGO TITLE

### 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)

Susan S Kennedy

State of Washington

County of \_\_

This record was acknowledged before me on July 31. 2023
Susan S Kennedy. by Eric C. Hall and

(Signature of notary public)

Notary Public in and for the State of <u>Washing</u> for My appointment expires: <u>03/01/2024</u>

STATE OF WASHINGTON ALYSIA HUDSON License Number 183699

**NOTARY PUBLIC** 

My Commission 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

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

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

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

 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 TURAL RESOURCE LANDS DIS

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Northwest Multiple Listing Service
ALL RIGHTS RESERVED

between	Michael Renstrom  Buyer		Buyer		("Buyer")
and	Eric C Hall		Susan S Kennedy		***
	Seller		Seller		("Seller")
concernin	gP66709 South Shore Dr	rive	Mount Vernon	WA 98274 State Zin	(the "Property")
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