

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20237944

Sep 06 2023

Amount Paid \$8085.00

Skagit County Treasurer
By Lena Thompson Deputy

GNW 23-18791

When recorded return to:

Knight Life LLC
33119 South Shore Drive
Mount Vernon, WA 98274

STATUTORY WARRANTY DEED

THE GRANTOR(S) Sheila F. Hoople, Trustee of The SHEILA HOOPLE TRUST dated August 1, 2018, 7911
203rd Street Southwest, Edmonds, WA 98026,for and in consideration of ten dollars and other valuable consideration as part of an IRS 1031 Tax Deferred
Exchange

in hand paid, conveys, and warrants to Knight Life LLC, a Washington Limited Liability Company

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

FOR PROPERTY DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART
HEREOF.Abbreviated legal description: Property 1:
Lot 14 & Ptn. Lot 13, Block 1, LAKE CAVANAUGH SUBDIVISION NO. 3This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may
appear in the public record, including those shown on any recorded plat or survey as described in Exhibit "B"
attached hereto

Tax Parcel Number(s): P66789/3939-001-014-0002

Dated: 9-5-23

The SHEILA HOOPLE TRUST dated August 1, 2018

By: Sheila F. Hoople Trustee
Sheila F. Hoople, TrusteeStatutory Warranty Deed
LPB 10-05

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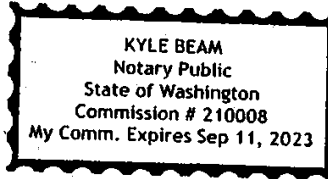
STATE OF WASHINGTON
COUNTY OF SKAGIT ¹⁶³
Snokomish

This record was acknowledged before me on 5 day of September, 2023 by Sheila F. Hoople, Trustee of The SHEILA HOOPLE TRUST dated August 1, 2018.

[Signature]
Signature

Notary
Title

My commission expires: 9-11-23



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**EXHIBIT A
LEGAL DESCRIPTION**

Property Address: 33109 South Shore Drive, Mount Vernon, WA 98274
Tax Parcel Number(s): P66789/3939-001-014-0002

Property Description:

Lot 14, Block 1, LAKE CAVANAUGH SUBDIVISION, DIVISION NO. 3, as per plat recorded in Volume 6 of Plats, pages 25 through 31, inclusive, records of Skagit County, Washington.

TOGETHER WITH that portion of Lot 13, Block 1, LAKE CAVANAUGH SUBDIVISION, DIVISION NO. 3, described as follows:

Beginning at the Southwesterly corner of said Lot 13; thence South 58 degrees 37'00" East along the Southwesterly line of said Lot 13 a distance of 3.13 feet; thence North 32 degrees 19'38" East a distance of 81.41 feet to the center of a 14 inch hemlock tree; thence North 30 degrees 49'33" East a distance of 211.97 feet to a point on the Northerly boundary line of said Lot 13; thence North 81 degrees 45'10" West a distance of 1.13 feet to the Northwesterly corner of said Lot 13; thence South 31 degrees 39'02" West (plat bearing equals South 31 degrees 23'00" West) a distance of 292.81 feet to the point of beginning.

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EXHIBIT B

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2. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.

3. (A) Unpatented mining claims.

(B) Reservations or exceptions in patents or in Acts authorizing the issuance thereof.

(C) Water rights, claims or title to water; whether or not the matters excepted under (A), (B), or (C) are shown by the public records.

(D) Indian Tribal Codes or Regulations, Indian Treaty or Aboriginal Rights, including easements or equitable servitudes.

4. Any service, installation, connection, maintenance, construction, tap or reimbursement charges/costs for sewer, water, garbage or electricity.

5. Any facts, rights, interest, or claims which are not shown by the public records but which could be ascertained by an inspection of said land or by making inquiry of persons in possession thereof.

(Said Exception will not be included on Extended Coverage Policies)

6. Easements, claims of easement or encumbrances which are not shown by the public records.

(Said Exception will not be included on Extended Coverage Policies)

7. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the public records.

(Said Exception will not be included on Extended Coverage Policies)

8. Any lien, or right to a lien, for services, labor or materials or medical assistance heretofore or hereafter furnished, imposed by law and not shown by the public records.

(Said Exception will not be included on Extended Coverage Policies)

9. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof, but prior to the date the proposed insured acquires of record for the value the escrow or interest or mortgage(s) thereon covered by this Commitment.

(Said Exception will not be included on Standard or Extended Coverage Policies)

10. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Name: Lake Cavanaugh Subdivision, Division No. 3

Recorded: July 19, 1948

Auditor's No.: 420716

The company calls attention to provisions contained in Washington Uniform Common Interest Ownership Act,
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Senate Bill 6175 providing that Plats recorded after July 1, 2018, and older Plats that have opted in, that meet the requirements under Senate Bill 6175 will require delivery to the Proposed Purchaser of either a "Public Offering Statement" or "Resale Certificate".

11. Right of the general public to the unrestricted use of all the waters of a navigable body of water not only for the primary purposes of navigation, but also for corollary purposes, including (but not limited to) fishing, boating, bathing, swimming, water skiing and other related recreational purposes, as those waters may affect the tidelands, shorelands, or adjoining uplands, and whether the level of the water has been raised naturally or artificially to a maintained or fluctuating level, all as further defined by the decisional law of this state. (Affects all of the premises subject to such submergence.)

12. Right given by the State of Washington to overflow the shores of Lake Cavanaugh under order dated May 22, 1913, and recorded February 28, 1920 in Volume 116 of Deeds, Page 285.

13. Right of the State of Washington in and to that portion, if any, of the property herein described which lies below the line ordinary high water of Lake Cavanaugh.

14. Any and all offers of dedications, conditions, restrictions, easements, fence line/boundary discrepancies and encroachments, notes, provisions and/or any other matters as disclosed and/or delineated on the face of the following plat/short plat/survey named Survey recorded on May 7, 1992 as Auditor's File No. 9205070005.

15. Any and all offers of dedications, conditions, restrictions, easements, fence line/boundary discrepancies and encroachments, notes, provisions and/or any other matters as disclosed and/or delineated on the face of the following plat/short plat/survey named Survey recorded on August 30, 1999 as Auditor's File No. 199908300057.

16. Any and all offers of dedications, conditions, restrictions, easements, fence line/boundary discrepancies and encroachments, notes, provisions and/or any other matters as disclosed and/or delineated on the face of the following plat/short plat/survey named Survey recorded on August 24, 2021 as Auditor's File No. 202108240122.