

When recorded return to:
Dennis O'Leary and Carla O'Leary
18122 84th Ave W
Edmonds, WA 98026

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20238354
Oct 10 2023
Amount Paid \$2405.00
Skagit County Treasurer
By Kaylee Oudman Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

CHICAGO TITLE
620055013

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620055013

STATUTORY WARRANTY DEED

THE GRANTOR(S) David Tibodeau and Inga Langholt, 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 Dennis O'Leary and Carla O'Leary, a married couple

the following described real estate, situated in the County of Skagit, State of Washington:
LOT 60, BLOCK 3, LAKE CAVANAUGH SUBDIVISION, DIVISION NO. 2, ACCORDING TO THE
PLAT THEREOF RECORDED IN VOLUME 5 OF PLATS, PAGES 49 THROUGH 54, RECORDS
OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

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

Tax Parcel Number(s): P66713 / 3938-003-060-0002

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: October 6, 2023

David Tibodeau
David Tibodeau

Inga Langholt
Inga Langholt

State of Washington

County of Skagit

This record was acknowledged before me on 10-6-2023 by David Tibodeau and Inga Langholt.

Jennifer Brazil
(Signature of notary public)
Notary Public in and for the State of Washington
My appointment expires: 7-25-2024

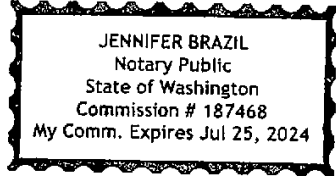


EXHIBIT "A"
Exceptions

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 course, boundary or location of the body of water; (3) rights of the State of Washington if the

EXHIBIT "A"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. 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 September 06, 2023

between Dennis O'Leary Carla O'Leary ("Buyer")
Buyer Buyer

and David Tibodeau Inga Langholt ("Seller")
Seller Seller

concerning 33998 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.

Authenticate
Dennis O'Leary 09/06/2023
Buyer Date

Authenticate
David Tibodeau 09/06/23
Seller Date

Authenticate
Carla O'Leary 09/06/2023
Buyer Date

Authenticate
Inga Langholt 09/06/23
Seller Date