

202401050006

01/05/2024 09:07 AM Pages: 1 of 3 Fees: \$305.50
Skagit County Auditor, WA

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20249263

Jan 05 2024

Amount Paid \$15970.00
Skagit County Treasurer
By Kaylee Oudman Deputy

When recorded return to:

Jess Paul Lemieux and Tristen Marie Lemieux
18801 Sound View Pl
Edmonds, WA 98020

210781-LT

STATUTORY WARRANTY DEED

THE GRANTOR(S) Joe C Busby, Jr. and Barbara L Busby, husband and wife

for and in consideration of \$10.00 and other good and valuable consideration
in hand paid, conveys, and warrants to Jess Paul Lemieux and Tristen Marie Lemieux, a married couple
the following described real estate, situated in the County of Skagit, State of Washington:

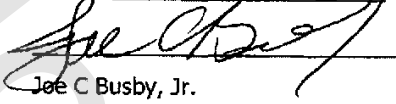
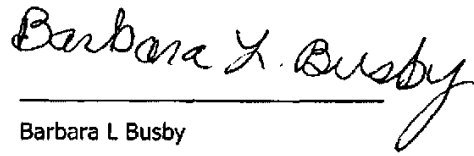
Lot 33, Block 6 of "LAKE CAVANAUGH, DIVISION NO. 1", as per plat recorded in Volume 5 of Plats, page
37, records of Skagit County, Washington.
Situate in the County of Skagit, State of Washington.

Abbreviated Legal: Lot 33, Blk 6 Lake Cavanaugh Division #1

Tax Parcel Number(s): P66476

Subject to Exhibit "A" hereto attached and made a part hereof by this reference.

LPB 10-05

Dated: January 3rd 2024
Joe C. Busby, Jr.
Barbara L. Busby

State of Washington

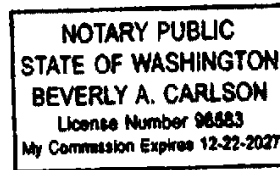
County of SNOHOMISHThis record was acknowledged before me on 1/03/2024 by Joe C. Busby, Jr. and Barbara L. Busby.
Notary PublicMy commission expires: 12/22/2027

EXHIBIT 'A'

1. Right of the State of Washington in and to that portion, if any, of the property herein described which lies below the line of ordinary high water of Lake Cavanaugh.
2. Any prohibition or limitation on the use, occupancy or improvements of the Land resulting from the rights of the public or riparian owners to use any portion which is now or has formerly been covered by water.
3. Rights and easements for commerce, navigation and fisheries.
4. The right of use, control, or regulation by the United States of America in exercise of power over navigation.
5. 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 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.
6. Any adverse claim based upon the assertion that:
 - (a) Said land or any part thereof is now or at any time has been below the ordinary highwater mark of the Lake Cavanaugh;
 - (b) Some portion of said land has been created by artificial means or has accreted to such portion so created.
 - (c) Some portion of said land has been brought within the boundaries thereof by an avulsive movement of the Lake Cavanaugh or has been formed by accretion to any such portion.
7. AN EASEMENT AFFECTING THE PORTION OF SAID PREMISES AND FOR THE PURPOSES STATED HEREIN, AND INCIDENTAL PURPOSES.

For: Constructing and maintaining a road for forest fire protection purposes
In Favor Of: Division of Forestry, State of Washington
Recorded: March 30, 1937
Auditor's No.: 288266, Volume 171 of Deeds, page 465
8. COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, NOTES, DEDICATIONS, PROVISIONS AND SURVEY MATTERS AS DESCRIBED AND/OR DELINEATED ON THE FACE OF SAID PLAT OR SHORT PLAT:

Plat/Short Plat: Lake Cavanaugh Subdivision, Division No. 1
Recorded: July 3, 1946
Auditor's No.: 393244 (Volume 5 of Plats, page 37)
9. EASEMENT, INCLUDING THE TERMS AND CONDITIONS THEREOF:

Grantee: Adjoining land owners
Purpose: Ingress and egress
Area Affected: A 16 foot strip of land over and across existing roadway
Recorded: February 25, 1981
Auditor's File No.: 749131
10. Aerobic Treatment Unit Service Agreement and the terms and conditions thereof as recorded April 25, 2003 under Auditor's File No. 200304250121.
11. Title Notification and the terms and conditions thereof as recorded June 30, 2003 under Auditor's File No. 200306300344.
12. Protected Critical Area Site Plan and the terms and conditions thereof as recorded July 24, 2003 under Auditor's File No. 200307240152.