

202406140059

06/14/2024 02:17 PM Pages: 1 of 4 Fees: \$306.50
Skagit County Auditor, WA

When recorded return to:
Zachary Goodwin and Jennifer Carpenter
33450 East Tree Bark Lane
Mount Vernon, WA 98274

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20240987
Jun 14 2024
Amount Paid \$19352.00
Skagit County Treasurer
By Kaylee Oudman Deputy

STATUTORY WARRANTY DEED

Order No.: 24-2229
Title Order No.: 24-2229-1

Chicago Title
620055810

THE GRANTOR(S)

David Thorkildsen and Constance Thorkildsen , a married Couple

for and in consideration of TEN AND NO/100 DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE
CONSIDERATION in hand paid, conveys, and warrants to

Zachary Goodwin and Jennifer Carpenter , a married couple

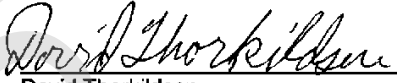
the following described real estate, situated in the County of Skagit, State of Washington:

LOT 140, BLOCK 1, LAKE CAVANAUGH SUBDIVISION, DIVISION NO. 3, ACCORDING TO THE PLAT
THEREOF, RECORDED IN VOLUME 6 OF PLATS, PAGES 25 THROUGH 31, RECORDS OF SKAGIT
COUNTY, WASHINGTON.

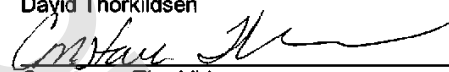
SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

Subject to: Attached hereto as Exhibit "A" and by this reference incorporated herein.

Tax Parcel No(s): P66914 / 3939-001-140-0009

Dated: June 13, 2024

David Thorkildsen



Constance Thorkildsen

STATE OF WASHINGTON

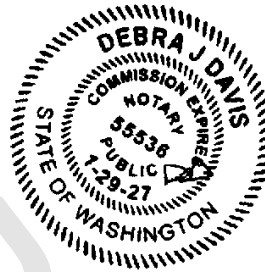
COUNTY OF SNOHOMISH

On this day personally appeared before me David Thorkildsen and Constance Thorkildsen, to me known to be the individual(s) described in and who executed the within and foregoing instrument, and acknowledged that he/she/they signed the same as his/her/their free and voluntary act and deed, for the uses and purposes therein mentioned.

Given under my hand and seal of office this 13th day of June, 2024.



Notary Public

Printed Name: Debra J. DavisMy Commission Expires: 1-29-2027

Escrow No.: 24-2229

Exhibit "A"

Subject to:

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. 3.:

Recording No.: 420716

Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: State Division of Forestry
Purpose: Road for forest protection purposes
Recording Date: October 17, 1938
Recording No.: 306699

Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: State Division of Forestry
Purpose: Road for forest protection purposes
Recording Date: March 30, 1937
Recording No.: 288266

Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Purpose: Access
Recording Date: September 7, 1954
Recording No.: 506104

Terms and conditions under a Notice of On-site Sewage System;

Recording Date: February 16, 1995
Recording No.: 9502160014

Terms and conditions in an instrument regarding construction on said premises:

Recording Date: October 11, 1994
Recording No.: 9410110017

Terms and conditions in an instrument regarding expanding the existing residence within shoreline set-back area;

Recording Date: August 17, 1994
Recording No.: 9408170111

Terms and conditions under an agreement regarding logging practices;

Recording Date: June 1, 1945
Recording No.: 380724

Easement for access and utilities across said premises in favor of adjacent lot owners as disclosed by previous inspections of the property.

EXHIBIT "A"

Terms and conditions under a Mutual Pedestrian Access Easement:

Recording Date: June 15, 2009
Recording No.: 200906150041

Skagit County Right-to-manage natural resource lands disclosure and the terms and conditions thereof:

Recording Date: July 28, 2015
Recording No.: 201507280081

Certificate of water right and the terms and conditions thereof:

Recording Date: September 4, 2015
Recording No.: 201509040031

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 Survey:

Recording No: 202008170089

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.

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."

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

