

202407190067

07/19/2024 01:04 PM Pages: 1 of 5 Fees: \$307.50  
Skagit County Auditor, WA

**When recorded return to:**  
James O. Spane and Lacey N. Spane  
7693 Merganser Lane  
Bow, WA 98232

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 20241435

Jul 19 2024

Amount Paid \$20420.00  
Skagit County Treasurer  
By Lena Thompson Deputy

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620056479

**CHICAGO TITLE**  
620056479

### STATUTORY WARRANTY DEED

THE GRANTOR(S) James A. Stroncek and Marilyn J. Stroncek, husband and wife

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration  
in hand paid, conveys and warrants to James O. Spane and Lacey N. Spane, a married couple

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

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

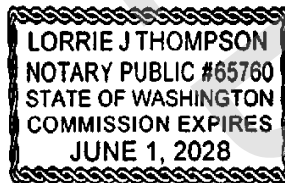
Abbreviated Legal: (Required if full legal not inserted above.)

LT 19, BLK 1, LAKE CAVANAUGH SUBDIVISION, DIV NO. 1

Tax Parcel Number(s): P66294/3937-001-019-0009

Subject to:

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

**STATUTORY WARRANTY DEED**  
(continued)Dated: 7/18/24James A. Stroncek  
James A. StroncekMarilyn J. Stroncek  
Marilyn J. StroncekState of WASHINGTONCounty of SKAGITThis record was acknowledged before me on July 18, 2024 by James A. Stroncek  
and Marilyn J. Stroncek.Lorrie J Thompson  
(Signature of notary public)  
Notary Public in and for the State of Washington  
My appointment expires: 6-1-2028

**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P66294/3937-001-019-0009**

LOT 19, BLOCK 1, LAKE CAVANAUGH SUBDIVISION, DIVISION NO. 1, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 5 OF PLATS, PAGES 37 THROUGH 43, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

**EXHIBIT "B"****Exceptions**

1. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:  
 Recording Date: March 30, 1937  
 Recording No.: 288266  
 In favor of: State Division of Forestry  
 For: Construct and maintain a road for forest protection purposes  
 Affects: Location undeterminable
2. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:  
 Recording Date: October 17, 1938  
 Recording No.: 306699  
 In favor of: State Division of Forestry  
 For: Construct and maintain a road for forest protection purposes  
 Affects: Location undeterminable
3. 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 LAKE CAVANAUGH SUBDIVISION DIVISION NO. 1:  
 Recording No: 393244
4. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:  
 In favor of: Puget Sound Energy, Inc  
 Purposes: Electric transmission and/or distribution line  
 Recording Date: April 3, 2001  
 Recording No.: 200104030067  
 Affects: Said premises
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. General and special taxes and charges, payable February 15, delinquent if first half unpaid on May 1, second half delinquent if unpaid on November 1 of the tax year (amounts do not

**EXHIBIT "B"**

**Exceptions  
(continued)**

include interest and penalties):

Year:	2024
Tax Account Number:	P66294 / 3937-001-019-0009
Levy Code:	2307
Assessed Value-Land:	\$583,100.00
Assessed Value-Improvements:	\$602,900.00
General and Special Taxes:	Billed:\$10,798.50
	Paid: \$5,399.28
	Unpaid:\$5,399.22

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