

When recorded return to:
Timothy Welch
Sippin Grapejuice Inc.
19800 North Creek Parkway, #201
Bothell, WA 98011

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20242254
Sep 23 2024
Amount Paid \$12855.00
Skagit County Treasurer
By BELEN MARTINEZ Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620057334

CHICAGO TITLE
620057334

STATUTORY WARRANTY DEED

THE GRANTOR(S) Douglas D Wickersham and Catherine A Wickersham, 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 Sippin Grapejuice Inc.

the following described real estate, situated in the County of Skagit, State of Washington:
LOT 46, BLOCK 1 AND LOT 11, BLOCK 3, "LAKE CAVANAUGH SUBDIVISION DIVISION NO.
2," AS PER PLAT RECORDED IN VOLUME 5 OF PLATS, PAGES 49 TO 54, UNDER
AUDITOR'S FILE NO. 396262, 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): P66526 / 3938-001-046-0005, P66667 / 3938-003-011-0002

Subject to:

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

STATUTORY WARRANTY DEED

(continued)

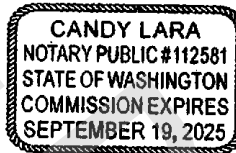
Dated: 9/20/24Douglas D Wickersham
Douglas D WickershamCatherine A Wickersham
Catherine A WickershamState of WashingtonCounty of SnohomishThis record was acknowledged before me on 9/20/2024 by Douglas D Wickersham and Catherine A Wickersham.Candy Lara
(Signature of notary public)
Notary Public in and for the State of WA
My appointment expires: 9.19.25

EXHIBIT "A" Exceptions

1. 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
 Recording Date: March 30, 1937
 Recording No.: 288266
 Affects: as described in said instrument
2. 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
 Recording Date: October 17, 1938
 Recording No.: 306699
 Affects: as described in said instrument
3. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
 Granted to: Puget Sound Pulp and Timber Company, a corporation
 Purpose: ingress and egress
 Recording Date: October 3, 1945
 Recording No.: 383721
 Affects: as described in said instrument
4. 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
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. The property may be subject to the Skagit County Right-to-Manage Natural Resource Lands Disclosure, Skagit County Code Section 14.38, which states:

EXHIBIT "A"

Exceptions
(continued)

"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."

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