

**When recorded return to:**

Hope Clare  
What A Lake LLC  
325 244th St SW  
Bothell, WA 98021

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 20251904

Jun 20 2025

Amount Paid \$45867.50  
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.: 620058788

**CHICAGO TITLE CO.**

*620058788*

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Richard P. Munoz and Lynne M. Munoz, 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 What A Lake LLC, a Wyoming limited liability company

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

LOT 119, BLOCK 1, "LAKE CAVANAUGH SUBDIVISION, DIVISION NO. 3" AS PER PLAT  
RECORDED IN VOLUME 6 OF PLATS, PAGES 25 THROUGH 31, INCLUSIVE RECORDS OF  
SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

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

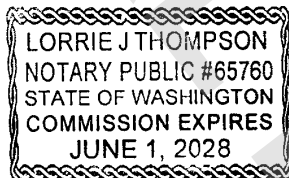
Tax Parcel Number(s): P66894 / 3939-001-119-0006

Subject to:

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

## STATUTORY WARRANTY DEED

(continued)

Dated: 6.18.25Richard P. Munoz  
Richard P. MunozLynne M. Munoz  
Lynne M. MunozState of WashingtonCounty of SKagitThis record was acknowledged before me on 6-18-2025 by Richard P. Munoz and Lynne M. Munoz.Lorrie J Thompson  
(Signature of notary public)Notary Public in and for the State of WashingtonMy commission expires: 6-1-2028

**EXHIBIT "A"**  
Exceptions

1. 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 No. 3, recorded in Volume 6 of Plats, Pages 25 through 31:

Recording No: 420716

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: Road for forest protection  
Recording Date: October 17, 1938  
Recording No.: 306699

3. Reservations of oil, coal, gas and minerals and/or mineral rights of any nature, and right of entry to explore same, contained in the deed

Grantor: Bald Mountain Mill Company, a Corporation  
Recording Date: July 30, 1941  
Recording No.: 380724

NOTE: This exception does not include present ownership of the above mineral rights.

4. Alternative sewage system installations, and the terms and conditions thereof:

Recording Date: December 23, 1991  
Recording No.: 9112230021

5. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

Purpose: Underground electric system  
Recording Date: January 8, 1998  
Recording No: 9801080072  
Affects: Portion of said premises

6. Notice of on-site sewage system maintenance agreement requirement, and the terms and conditions thereof:

**EXHIBIT "A"**Exceptions  
(continued)

Recording Date: September 10, 2008  
Recording No.: 200809100071

7. Protected critical area site plan, and the terms and conditions thereof:

Recording Date: June 1, 2009  
Recording No.: 200906010137

8. Drinking water system status report, and the terms and conditions thereof:

Recording Date: May 26, 2016  
Recording No.: 201605260004

9. 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.

10. 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."

11. 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**

©Copyright 2014  
Northwest Multiple Listing Service  
ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated 5/19/25  
between What A Lake LLC ("Buyer")  
Buyer  
and Richard Munoz Lynne Munoz ("Seller")  
Seller  
concerning 33184 W. Shore Dr Mount Vernon WA 98271 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.

Authorized  
Joel Clare 05/19/25  
Buyer Date

Authorized  
[Signature] 05/19/25  
Buyer Date

[Signature] 5.2.25  
Seller Date

[Signature] 5.2.25  
Seller Date