

When recorded return to:

Jonathan Peterson and Allison Peterson
15122 NE 204th St
Woodinville, WA 98072

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20252025

Jun 30 2025

Amount Paid \$21310.00
Skagit County Treasurer
By Lena Thompson Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

3002 Colby Ave., Suite 200
Everett, WA 98201

Escrow No.: 620059139

Chicago Title
620059139

STATUTORY WARRANTY DEED

THE GRANTOR(S) Shane Keck and Allison Keck, a married couple

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys and warrants to Jonathan Peterson and Allison Peterson, a married couple

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

LOT 116, 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): P66891/3939-001-116-0009

Subject to:

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

STATUTORY WARRANTY DEED

(continued)

Dated: 6-26-25

Shane Keck



Allison Keck

State of WASHCounty of SNOThis record was acknowledged before me on 6/26/25 by Shane Keck and Allison Keck.

(Signature of notary public)

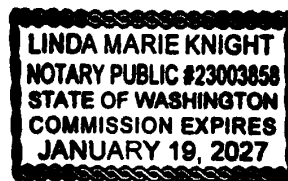
Notary Public in and for the State of WASHMy commission expires: 1/19/27

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 the Plat of Lake Cavanaugh Subdivision Division No. 3, recorded in Volume 6 of Plats, Pages 25 through 31:

Recording No: 420716
2. The Terms, Conditions and Reservations as disclosed in "Findings of Fact, Conclusions and Decisions Order No. AP 89 002.ORD":

Recording Date: September 7, 1989
Recording No.: 8909070012

and

Recording Date: September 19, 1989
Recording No.: 8909190051
3. Findings of Fact and the terms and conditions thereof:

Recording Date: May 20, 1996
Recording No.: 9605200070
4. State of Washington Certificate of Water Right and the terms and conditions thereof:

Recording Date: November 25, 2009
Recording No.: 200911250038
5. Rights of the State of Washington in and to that portion, if any, of the Land which lies below the line of ordinary high water of Lake Cavanaugh.
6. Any prohibition or limitation of use, occupancy or improvement of the Land resulting from the rights of the public or riparian owners to use any portion which is now or was formerly covered by water.
7. Paramount rights and easements in favor of the United States for commerce, navigation, fisheries and the production of power.
8. 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."

9. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
10. City, county or local improvement district assessments, if any.