

202507220038

07/22/2025 12:59 PM Pages: 1 of 5 Fees: \$307.50
Skagit County Auditor, WA

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20252326

Jul 22 2025

Amount Paid \$25938.00
Skagit County Treasurer
By Lena Thompson Deputy

When recorded return to:

Richard Moisant and Judith A. Moisant
3129 Russet Road
Brier, WA 98036

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

3002 Colby Ave., Suite 200
Everett, WA 98201

Chicago Title
500160730

Escrow No.: 500160730

STATUTORY WARRANTY DEED

THE GRANTOR(S) Douglas P. Sorsdahl and Claudia J. Sorsdahl, Trustees of The Cascade Mountain Trust, an Irrevocable Trust

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys and warrants to Richard Moisant and Judith A. Moisant, husband and wife

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.)

PTN . LTS 56 AND 57, BLK 1, LAKE CAVANAUGH SUBDIVISION, DIVISION NO. 3

Tax Parcel Number(s): P66833 / 3939-001-064-0407

Subject to:

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

STATUTORY WARRANTY DEED

(continued)

Dated: 7/15/2025

The Cascade Mountain Trust

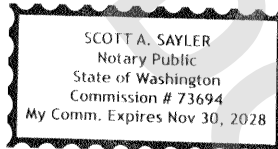
BY: *Douglas Paul Sorsdahl*
Douglas Paul Sorsdahl
TrusteeBY: *Claudia Jean Sorsdahl*
Claudia Jean Sorsdahl
TrusteeState of Washington
County of SnohomishThis record was acknowledged before me on July 15, 2025 by Douglas Paul Sorsdahl and Claudia Jean Sorsdahl as Trustees of The Cascade Mountain Trust.*Scott A. Saylor*
(Signature of notary public)
Notary Public in and for the State of WA
My appointment expires: 11/30/28

EXHIBIT "A"

Legal Description

For APN/Parcel ID(s): P66833 / 3939-001-064-0407

THAT PORTION OF LOTS 56 AND 57, 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, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EASTERLY LINE OF SAID LOT 56, WHICH IS 27 FEET NORTHERLY OF THE SOUTHEASTERLY CORNER OF SAID LOT 56;
THENCE SOUTHWESTERLY TO THE SOUTHWEST CORNER OF SAID LOT 56;
THENCE NORTHERLY ALONG THE WESTERLY LINE OF SAID LOT 25, A DISTANCE OF 97.89 FEET;
THENCE NORTHEASTERLY TO A POINT ON THE EAST LINE OF SAID LOT 57, THAT IS 48 FEET NORTHERLY OF THE SOUTHEAST CORNER OF SAID LOT 57;
THENCE SOUTHERLY ALONG THE EAST LINE OF SAID LOTS 56 AND 57, A DISTANCE OF 75 FEET TO THE POINT OF BEGINNING;

TOGETHER WITH RIGHTS OF INGRESS AND EGRESS OVER AND ACROSS AN EXISTING PRIVATE ROADWAY AS LOCATED UPON SAID LOTS 56 AND 57, AND AS SAID EASEMENT IS SET FORTH IN DOCUMENTS RECORDED UNDER RECORDING NO. 723178 AND RECORDING NO. 724217, 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:

In favor of: State Division of Forestry
 Purpose: Construct and maintain a road for forest protection purposes
 Recording Date: March 30, 1937
 Recording No.: 288266
 Affects: As described

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 for forest protection
 Recording Date: October 17, 1938
 Recording No.: 306699
 Affects: As described

3. Rights of Bald Mountain Mill Company, a corporation, to removed Cedar Timber from Sections 22 and 23, as disclosed by Supplemental Agreement dated July 30, 1941 and recorded June 1, 1945 under Auditor's File No. 380724.

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 City of Lake Cavanaugh Subdivision Division No. 3:

Recording No: 420716

5. Critical Areas Site Plan, and the terms and conditions thereof:

Recording Date: September 26, 1997
 Recording No.: 9709260034

6. 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: 9709300031

EXHIBIT "B"Exceptions
(continued)

7. Title Notification - Special Flood Hazard Area and the terms and conditions thereof:
- Recording Date: August 14, 2003
Recording No.: 200308140118
8. Title Notification - Development Activities on or adjacent to Designated National Resource Lands
- Recording Date: August 14, 2003
Recording No.: 200308140119
9. Homestead Declaration and the terms and conditions thereof:
- Recording Date: March 27, 2012
Recording No.: 201203270017
10. Reservations and recitals contained in the Deed as set forth below:
- Dated: June 5, 2012
Recording Date: July 6, 2012
Recording No.: 201207060119
- No determination has been made as to the current ownership or other matters affecting said reservations.
11. 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.
12. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
13. City, county or local improvement district assessments, if any.