

202509300112

09/30/2025 03:14 PM Pages: 1 of 3 Fees: \$305.50
Skagit County Auditor, WA

When recorded return to:

wOg LLC
934 Larson Lake Road
Chimacum, WA 98325

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20253213

Sep 30 2025

Amount Paid \$19085.00
Skagit County Treasurer
By Lena Thompson Deputy

STATUTORY WARRANTY DEED

Guardian NW Title 25-24426-TB

THE GRANTOR(S) **Carol A. Whipple, an unmarried person**

for and in consideration of **ten dollars and other valuable consideration**

in hand paid, conveys, and warrants to **wOg LLC, a Washington Limited Liability Company**

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

LOTS 1, 2, 3, 4, 5 AND 6, BLOCK 1, LAKE CAVANUAGH SUBDIVISION, DIVISION NO. 1, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 5 OF PLATS, PAGES 37 THROUGH 43, RECORDS OF SKAGIT COUNTY, WASHINGTON.

TOGETHER WITH THE SHORELANDS OF THE SECOND CLASS, SITUATE IN FRONT OF, ADJACENT TO OR ABUTTING UPON LOTS 1 TO 6 INCLUSIVE, BLOCK 1, LAKE CAVANAUGH SUBDIVISION, DIVISION NO. 1

ALSO TOGETHER WITH THAT PORTION OF GOVERNMENT LOT 3, SECTION 22, TOWNSHIP 33 NORTH, RANGE 6 EAST, W. M., LYING SOUTHWESTERLY OF LOT 1, BLOCK 1, LAKE CAVANAUGH SUBDIVISION, DIVISION NO. 1, AS PER THE PLAT RECORDED IN VOLUME 5 OF PLATS, PAGE 37, RECORDS OF SKAGIT COUNTY, WASHINGTON, AND NORTH OF THE SOUTHERN BOUNDARY OF GOVERNMENT LOT 3.

Abbreviated legal description: Property 1:

LOTS 1-6, BLOCK 1, LAKE CAVANUAGH, DIV. 1 & PTN. GOV. LOT 3, SECTION 22, TOWNSHIP 33 NORTH, RANGE 6 EAST

P66275-P66276-P66277-P66278

Statutory Warranty Deed
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This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey as described in Exhibit "A" attached hereto

Tax Parcel Number(s): P66275/3937-001-003-0007 & P66276/3937-001-004-0006 & P66277/3937-001-005-0005 & P66278/3937-001-006-0004

Dated: 09/29/2025

Carol A Whipple

Carol A. Whipple

STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on this 29 day of September, 2025, by Carol A. Whipple.

KAB
Signature

Notary
Title

My commission expires: 09/11/2027

KYLE BEAM
NOTARY PUBLIC
STATE OF WASHINGTON
COMMISSION # 210008
COMMISSION EXPIRES 09/11/2027

Notarized remotely online using communication technology via Proof.

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EXHIBIT A

25-24426-TB

9. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Name: Plat of Lake Cavanaugh Subdivision No. 1
Recorded: June 24, 1946
Auditor's File No.: 393244, (Volume 5 of Plats, page 37)

Please be advised that any provision contained in this document, or in a document that is attached, linked, or referenced in this document, that under applicable law illegally discriminates against a class of individuals based upon personal characteristics such as race, color, religion, sex, sexual orientation, gender identity, familial status, disability, national origin, or any other legally protected class, is illegal and unenforceable.

10. Right of the State of Washington in and to that portion, if any, of the property herein described which lies below the line ordinary high water of Lake Cavanaugh.

11. Right of the general public to the unrestricted use of all the waters of a navigable body of water, not only for the primary purposes of navigation, but also for corollary purposes, including (but not limited to) fishing, boating, bathing, swimming, water skiing and other related recreational purposes, as those waters may affect the tidelands, shorelands, or adjoining uplands and whether the level of the water has been raised naturally or artificially to a maintained or fluctuating level, all as further defined by the decisional law of this state. (Affects all of the premises subject to such submergence.)

12. Right given by the State of Washington to overflow the shores of Lake Cavanaugh under order dated May 22, 1913 and recorded February 28, 1920 in Volume 116 of Deeds, page 285.

13. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Name: Survey
Recorded: April 30, 2015
Auditor's File No.: 201504300071

14. Lot certification, including the terms and conditions thereof, recorded on October 20, 2018 as Auditor's File No. 201810220123. Reference to the record being made for full particulars. The company makes no determination as to its affects.

16. Terms and conditions of Protected Critical Area Site Plan, recorded on September 24, 2025 as Auditor's File No. 202509240045.

End of Exhibit A

Statutory Warranty Deed
LPB 10-05

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