

When recorded return to:

Thomas G. Lamonte
34989 North Shore Drive
Mount Vernon, WA 98274

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20253546

Oct 29 2025

Amount Paid \$11164.00
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.: 620060268

CHICAGO

620060268

STATUTORY WARRANTY DEED

THE GRANTOR(S) Susan D. Stockinger, an unmarried person

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys and warrants to Thomas G. Lamonte, a single man

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.)

Lot 1, Block 5 and Ptn.Tract E, Lake Cavanaugh Div. 1 and Ptn. G.L. 1, 26-33-6E, W.M.

Tax Parcel Number(s): P66424 / 3937-005-001-0000

Subject to:

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

STATUTORY WARRANTY DEED
(continued)Dated: 10-24-25Susan D Stockinger
Susan D. StockingerState of ArizonaCounty of PinalThis record was acknowledged before me on October 24, 2025 by Susan D. Stockinger.Cecilia Baca
(Signature of notary public)
Notary Public in and for the State of Arizona
My appointment expires: 07/06/2026

EXHIBIT "A"

Legal Description

For APN/Parcel ID(s): P66424 / 3937-005-001-0000

LOT 1, BLOCK 5, LAKE CAVANAUGH SUBDIVISION, DIVISION NO. 1, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 5 OF PLATS, PAGES 37 TO 43, RECORDS OF SKAGIT COUNTY, WASHINGTON.

TOGETHER WITH THAT PORTION OF TRACT 'E' LAKE CAVANAUGH SUBDIVISION, DIVISION NO. 1, AS PER PLAT RECORDED IN VOLUME 5 OF PLATS, PAGES 37 THROUGH 43, INCLUSIVE, RECORDS OF SKAGIT COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID TRACT 'E';
THENCE NORTH 12°02'00" EAST, ALONG THE EAST LINE OF SAID TRACT 'E', A DISTANCE OF 139.68 FEET TO THE EAST QUARTER CORNER OF SAID SECTION 26, BEING AN ANGLE POINT IN SAID EAST LINE;
THENCE NORTH 61°36'43" WEST A DISTANCE OF 126.17 FEET;
THENCE SOUTH 56°47'35" WEST A DISTANCE OF 82.11 FEET TO A POINT ON THE NORTHERLY MARGIN OF NORTH LAKE SHORE DRIVE;
THENCE SOUTH 44°48'00" EAST, ALONG SAID NORTHERLY MARGIN, A DISTANCE OF 213.69 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH THAT PORTION OF GOVERNMENT LOT 1, SECTION 26, TOWNSHIP 33 NORTH, RANGE 6 EAST, W.M., LYING SOUTHERLY OF THE SOUTH LINE OF THE COUNTY ROAD AND THAT PORTION OF LAKE CAVANAUGH SUBDIVISION NO. 1, AS PER PLAT RECORDED IN VOLUME 5 OF PLATS, PAGES 37 THROUGH 43, INCLUSIVE, RECORDS OF SKAGIT COUNTY, WASHINGTON, LYING SOUTHERLY OF THE SOUTH LINE OF NORTH LAKE SHORE DRIVE (SOMETIMES REFERRED TO AS NORTH SHORE DRIVE), EAST OF LOT 6, BLOCK 4 OF SAID LAKE CAVANAUGH SUBDIVISION, DIVISION NO. 1 AND SOUTHWESTERLY OF ANY PORTION OF BLOCK 5 OR BLOCK 6 OF SAID LAKE CAVANAUGH SUBDIVISION DIVISION NO. 1., LYING EASTERLY OF THE FOLLOWING DESCRIBED LINE:

COMMENCING AT THE NORTHEAST CORNER OF LOT 1, BLOCK 6, LAKE CAVANAUGH SUBDIVISION, DIVISION NO. 1, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 5 OF PLATS, PAGES 37 THROUGH 43, RECORDS OF SKAGIT COUNTY, WASHINGTON;
THENCE NORTH 44°48'00" WEST, ALONG THE SOUTHERLY MARGIN OF NORTH LAKE SHORE DRIVE, AS SHOWN ON SAID PLAT, A DISTANCE OF 190.92 FEET TO THE TRUE POINT OF BEGINNING;
THENCE SOUTH 45°12'00" WEST A DISTANCE OF 21.25 FEET TO THE SHORELINE OF LAKE CAVANAUGH AND THE TERMINUS OF THIS LINE DESCRIPTION.

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 granted in a document:

Granted to: State Division of Forestry
Purpose: Construct and maintain a road for forest protection purposes
Recording Date: March 30, 1937
Recording No.: 288266

Recording Date: October 17, 1938
Recording No.: 306699
2. Exceptions and Reservations contained in Deed including the terms, covenants and provisions thereof

Recording No.: 820412
3. 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. 1:

Recording No.: 393244
4. Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey,

Recording Date: October 25, 2002
Recording No.: 200210250164
Matters shown: Porch, and gravel walkway
5. Protected Critical Area Site Plan including the terms, covenants and provisions thereof

Recording Date: January 9, 2012
Recording No.: 201201090175
6. State of Washington Certificate of Water Right including the terms, covenants and provisions thereof

Recording Date: December 28, 2011
Recording No.: 201112280017
7. Drinking Water Status Report including the terms, covenants and provisions thereof

EXHIBIT "B"Exceptions
(continued)

- Recording Date: February 17, 2012
Recording No.: 201202170120
8. Easement Agreement including the terms, covenants and provisions thereof
- Recording Date: June 23, 2003
Recording No.: 200306230278
9. Order on Appeal Ap 04 0427 including the terms, covenants and provisions thereof
- Recording Date: September 16, 2004
Recording No.: 200409160073
10. Title Notification including the terms, covenants and provisions thereof
- Recording Date: September 29, 2005
Recording No.: 200509290161
11. Lot of Record Certification including the terms, covenants and provisions thereof
- Recording Date: September 29, 2005
Recording No.: 200509290162
12. Any rights, interests, or claims which may exist or arise by reason of any matters disclosed by survey for Boundary Line Adjustment,
- Recording Date: January 8, 2013
Recording No.: 201301080059
13. Easement by and between Luther J. Cross & Arlene G. Cross, husband and wife and Richard S. Stockinger & Susan D Stockinger, husband and wife including the terms, covenants and provisions thereof
- Recording Date: January 8, 2013
Recording No.: 201301080061
14. Quit Claim Deed for Boundary Line Adjustment including the terms, covenants and provisions thereof
- Recording Date: January 8, 2013
Recording No.: 201301080060
15. 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

EXHIBIT "B"Exceptions
(continued)

powers of the USA) or private riparian rights which limit or prohibit use of the land or water.

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