

When recorded return to:

Jerry C. Medved and Deborah L. Medved
1990 Magnolia Blvd
Seattle, WA 98199



201206070061
Skagit County Auditor

6/7/2012 Page 1 of 3 11:27AM

Filed for record at the request of:



CHICAGO TITLE
COMPANY

425 Commercial
Mount Vernon, WA 98273

Escrow No.: 620015625

CHICAGO TITLE
620015625

STATUTORY WARRANTY DEED

THE GRANTOR(S) Paul E. Vander Stoep and Karen Vander Stoep, 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 Jerry C. Medved and Deborah L. Medved, husband and wife

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

Lot 15, Block 1, LAKE CAVANAUGH SUBDIVISION , DIVISION NO. 3, according to the Plat
thereof recorded in Volume 6 of Plats, pages 25 through 31, records of Skagit County,
Washington.

Situated in Skagit County, Washington

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

Tax Parcel Number(s): P66790, 3939-001-015-0001

Subject to: Covenants, conditions, restrictions and easements of record:

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

Dated: June 4, 2012

Paul E. Vander Stoep

Karen Vander Stoep

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20121655

JUN 07 2012

Amount Paid \$ 11,575.00
Skagit Co. Treasurer
By Deputy

STATUTORY WARRANTY DEED
(continued)

State of WASHINGTON

COUNTY of SKAGIT

I certify that I know or have satisfactory evidence that PAUL E. VANDER STOEP
AND KAREN VANDER STOEP
is/are the person(s) who appeared before me, and said person(s) acknowledged that
(he/she/~~they~~) signed this of instrument and acknowledged it to be (his/her/~~their~~) free and voluntary act
for the uses and purposes mentioned in this instrument.

Dated: June 5 2012



Marcie Paleck
Name: MARCIE K. PALECK
Notary Public in and for the State of WASHINGTON
Residing at: MOUNT VERNON, WA
My appointment expires: October 15 2012



201206070061
Skagit County Auditor

EXHIBIT "A"
Exceptions

1. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, 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 DIVISION NO. 3:

Recording No: 420716

2. Easement, including the terms and conditions thereof, created by instrument;
Recorded: October 17, 1938
Auditor's No.: 306699, records of Skagit County, Washington
In favor of: State Division of Forestry
For: Road for forest protection

Note: Exact location and extent of easement is undisclosed of record.

3. 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.
4. Terms, conditions, and restrictions of that instrument entitled Protected Critical Area Site Plan;
Recorded: April 21, 2004
Auditor's No(s): 200404210050, records of Skagit County, Washington
5. City, county or local improvement district assessments, if any.

Skagit County Right to Farm Ordinance

If your real property is adjacent to property used for agricultural operations, or included within an area zoned for agricultural purposes, you may be subject to inconvenience or discomfort arising from such operations, including but not limited to, noise, odors, flies, fumes, dust, smoke, the operation of machinery of any kind during a twenty-four (24) hour period (including aircraft), the storage and disposal of manure, and the application by spraying or otherwise of chemical fertilizers, soil amendments, herbicides and pesticides. Skagit County has determined that the use of real property for agricultural operations is a high priority and favored use to the county and will not consider to be a nuisance those inconveniences or discomforts arising from agricultural operations, if such operations are consistent with commonly accepted good management practices and comply with local, State and Federal laws.