

When recorded return to:  
Brent Humble and Larita Humble  
20131 76th Ave SE  
Snohomish, WA 98296



201304220158  
Skagit County Auditor

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Filed for record at the request of:



CHICAGO TITLE  
COMPANY

425 Commercial  
Mount Vernon, WA 98273

Escrow No.: 620018559

CHICAGO TITLE  
620018559

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Kenneth A. Christ and Jacqueline Christ, 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 Brent Humble and Larita Humble, husband and wife  
the following described real estate, situated in the County of Skagit, State of Washington:

Lots 30 and 31, Block 3, LAKE CAVANAUGH SUBDIVISION, DIVISION NO. 2, according to the  
plat thereof recorded in Volume 5 of Plats, pages 49 through 54, records of Skagit County,  
Washington.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P66684 3938-003-031-0008

Subject to:

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

Dated: April 15, 2013

Kenneth A. Christ

Jacqueline Christ

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

20131411

APR 22 2013

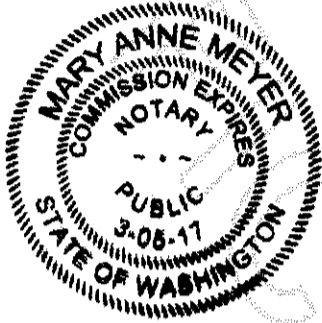
Amount Paid \$ 628.00  
Skagit Co. Treasurer  
By *mbm* Deputy

STATUTORY WARRANTY DEED  
(continued)

State of Washington  
Skagit County of Skagit

I certify that I know or have satisfactory evidence that  
Kenneth A. Lehnert and Jacqueline Lehnert  
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: April 15, 2013



Name: Mary Anne Meyer  
Notary Public in and for the State of WA  
Residing at: John Valley, WA  
My appointment expires: 3-5-17



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**EXHIBIT "A"**  
Exceptions

1. Easement, including the terms and conditions thereof, granted by instrument(s);  
Recorded: March 30, 1937  
Auditor's No(s): 288266, records of Skagit County, Washington  
In favor of: State Division of Forestry  
For: To construct and maintain a road for forest protection purposes  
  
Note: Exact location and extent of easement is undisclosed of record.
2. Easement, including the terms and conditions thereof, granted by instrument(s);  
Recorded: October 17, 1938  
Auditor's No(s): 306699, records of Skagit County, Washington  
In favor of: State Division of Forestry  
For: To construct and maintain a road for forest protection purposes  
  
Note: Exact location and extent of easement is undisclosed of record.
3. Easement, including the terms and conditions thereof, created by instrument(s);  
Recorded: October 3, 1945  
Auditor's No(s): 383721, records of Skagit County, Washington  
In favor of: Puget Sound Pulp and Timber Co., a corporation  
For: Right-of-way
4. 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. 2:  
  
Recording No: 396262
5. 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.
6. Terms, conditions, and restrictions of that instrument entitled Skagit County Planning and Development Services Plat Lot of Record Certification;  
Recorded: September 14, 2006  
Auditor's No(s): 200609140045, records of Skagit County, Washington
7. Terms, conditions, and restrictions of that instrument entitled Skagit County Planning and Development Services Reasonable Use Exception Determination;  
Recorded: January 9, 2007  
Auditor's No(s): 200701090005, records of Skagit County, Washington
8. 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.

