

**When recorded return to:**  
Matthew K. Douglas and Tracie E. Douglas  
21021 Pioneer Way  
Edmonds, WA 98026

201309260132  
Skagit County Auditor  
9/26/2013 Page 1 of 3 3:39PM \$74.00

Filed for record at the request of:



**CHICAGO TITLE  
COMPANY**

425 Commercial  
Mount Vernon, WA 98273

Escrow No.: 620019728

**CHICAGO TITLE**  
**020019728**

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Scott J. Puccetti and Geraldine J. Puccetti, husband and wire  
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration  
in hand paid, conveys, and warrants to Matthew K. Douglas and Tracie E. Douglas, husband and wife  
the following described real estate, situated in the County of Skagit, State of Washington:

Lot 138, Block 1, and Lot 99, Block 3, in 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.

Situate in Skagit County, Washington.

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

Tax Parcel Number(s): P66616 / 3938-001-138-0004, P66750 / 3938-003-099-0007

Subject to:

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

Dated: September 18, 2013

Scott J. Puccetti

Geraldine J. Puccetti

20133933  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

SEP 26 2013

Amount Paid \$ 9047.40  
Skagit Co. Treasurer  
By MF Deputy

STATUTORY WARRANTY DEED

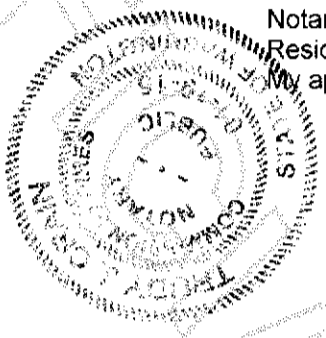
(continued)

State of Washington  
County of Skagit

I certify that I know or have satisfactory evidence that  
Scott J Puccetti + Geraldine J Puccetti  
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: 9-20-13

[Signature]  
Name: Tracy J. [Signature]  
Notary Public in and for the State of Wash  
Residing at: substr  
My appointment expires: 1-19-15



**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. 2, Recording No. 396262.

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: Construct and maintain a road for forest protection purposes  
Recording Date: March 30, 1937  
Recording No.: 288266  
Affects: The exact location is not disclosed

3. 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: October 17, 1938  
Recording No.: 306699  
Affects: The exact location is not disclosed

4. 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.

5. Findings of Fact Entry of Order No. SHL 91 021 and the terms and conditions thereof

Recording Date: March 5, 1992  
Recording No.: 9203050068

6. Accessory Dwelling Unit and the terms and conditions thereof

Recording Date: June 1, 2004  
Recording No.: 200406010188

7. Protected Critical Area Site Plan and the terms and conditions thereof

Recording Date: June 1, 2004  
Recording No.: 200406010189

**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.

