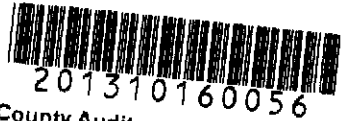


When recorded return to:
James S. Short and Jeraldine R. Short
34011 South Shore Drive P O Box 1306
Marysville, WA 98274



Skagit County Auditor
10/16/2013 Page 1 of 4 \$75.00
3:33PM

Filed for record at the request of:



CHICAGO TITLE
COMPANY

3002 Colby Ave., Suite 200
Everett, WA 98201

Escrow No.: 500002261

CHICAGO TITLE
620019949

STATUTORY WARRANTY DEED

THE GRANTOR(S) James L. Hall and Ruth J. Hall, 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 James S. Short and Jeraldine R. Short, a married couple
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 98, Block: BLK 1 Lake Cavanaugh Subdivision Div 2

Tax Parcel Number(s): P66577/ 3938-001-098-0002

Subject to:

1. EXCEPTIONS SET FORTH ON ATTACHED EXHIBIT "B" AND BY THIS REFERENCE MADE A PART HEREOF AS IF FULLY INCORPORATED HEREIN.

Dated: September 30, 2013

James L. Hall

Ruth J. Hall

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20134197

OCT 16 2013

Amount Paid \$ 6858.00
Skagit Co. Treasurer
By Deputy

STATUTORY WARRANTY DEED
(continued)

State of Washington
County Skagit of Snohomish

I certify that I know or have satisfactory evidence that James L. Hall and Ruth J. Hall are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 10-3-13



Rachel E Stokes
Name: Rachel E. Stokes
Notary Public in and for the State of WA
Residing at: Marysville, WA
My appointment expires: 9-9-17



201310160056

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P66577/ 3938-001-098-002

Lot 98, Block 1 Lake Cavanaugh Subdivision No. 2, according to the plat thereof, recorded in Volume 5 of Plats, Pages 49 to 54, records of Skagit County, Washington.



201310160056

EXHIBIT " B "
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. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Puget Sound Power & Light Company
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances
Recording Date: August 10, 1990
Recording No.: 9008100094

6. Waiver and Covenant Not to Sue and the terms and conditions thereof

Recording Date: August 17, 1994
Recording No.: 9408170049

7. 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.

