

When recorded return to:  
Dirk Krech  
16026 179th Place Northeast  
Woodinville, WA 98072



Skagit County Auditor  
5/15/2015 Page

1 of

\$74.00  
3 11:42AM

**CHICAGO TITLE**  
**620024100 STATUTORY WARRANTY DEED**

THE GRANTOR(S) William J. Helliar and Patricia B. Helliar, 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 Dirk Krech, A married man as his separate estate  
the following described real estate, situated in the County of Skagit, State of Washington:

Lot 113, Block 1, and Lot 74, 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): P66593 / 3938-001-113-0003, P66727 / ~~3938~~-003-074-0006,

3938

Subject to:

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

Dated: May 8, 2015

\_\_\_\_\_  
William J. Helliar

\_\_\_\_\_  
Patricia B. Helliar

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

20151706

MAY 15 2015

Amount Paid \$ 3209.<sup>00</sup>  
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

William J. Helliar & Patricia B. Helliar

is/are the person(s) who appeared before me, and said person(s) acknowledged that (he/she/they) signed this instrument and acknowledged it to be (his/her/their) free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: May 14, 2015

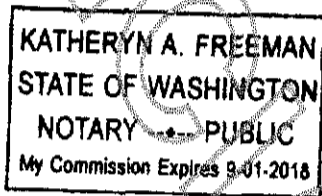
*Kathryn A. Freeman*

Name: Kathryn A. Freeman

Notary Public in and for the State of WA

Residing at: Snohomish

My appointment expires: 9-01-2018



**EXHIBIT "A"**  
Exceptions

1. Easement, including the terms and conditions thereof, granted by instrument(s);  
Auditor's No(s): 288266 and 306699, records of Skagit County, Washington  
In favor of: State Division of Forestry  
For: Construction and maintenance of 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, created by instrument(s);  
Recorded: October 3, 1945  
Auditor's No(s): 383721, records of Skagit County, Washington  
In favor of: English Lumber Company  
For: Right of way

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

3. 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

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. Terms, conditions, and restrictions of that instrument entitled Mound Fill System Installation - Sand Filter;  
Recorded: October 16, 1990  
Auditor's No(s): 9010160019, records of Skagit County, Washington

6. Terms, conditions, and restrictions of that instrument entitled Skagit County Hearing Examiner Application No. SLV-7-91;  
Recorded: April 25, 1991  
Auditor's No(s): 9104250083, records of Skagit County,

7. Terms, conditions, and restrictions of that instrument entitled Waiver and Covenant Not to Sue;  
Recorded: January 20, 1993  
Auditor's No(s): 9301200034, records of Skagit County, Washington

8. Terms, conditions, and restrictions of that instrument entitled State of Washington Certificate of Water Right;  
Recorded: August 28, 2008  
Auditor's No(s): 200808280076, records of Skagit County, Washington

9. City, county or local improvement district assessments, if any.