



201509280193

Skagit County Auditor \$74.00
9/28/2015 Page 1 of 3 1:40PM

When recorded return to:
Brian P. Ruddy and Rebecca M. Ruddy
17808 31st Drive SE
Bothell, WA 98012

CHICAGO TITLE
620024592
STATUTORY WARRANTY DEED

THE GRANTOR(S) Geoffrey A. Matthews, Successor Trustee of the Ordway Family Trust Dated April 15, 1991

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration

in hand paid, conveys, and warrants to Brian P. Ruddy and Rebecca M. Ruddy, husband and wife

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

Lot 171, Block 1, Lake Cavanaugh Subdivision, Division No. 3, according to the plat recorded in Volume 6 of plats, pages 25 to 31, inclusive, records of Skagit County, Washington.

Together with second class shorelands as conveyed by the State of Washington, situate in front of, adjacent to or abutting upon Lot 171, Block 1, Lake Cavanaugh Subdivision, Division No. 3, in Volume 6 of plats, pages 25-31.

Situate in Skagit County, Washington.

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

Tax Parcel Number(s): P66943, 3939-001-171-0001

Subject to:

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

Dated: September 21, 2015

BY: Geoffrey A. Matthews
Geoffrey A. Matthews, Successor Trustee
of the Ordway Family Trust Dated April 15, 1991

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2015 39 30
SEP 28 2015

Amount Paid \$ 5683.²⁰
Skagit Co. Treasurer
By Mmm Deputy

STATUTORY WARRANTY DEED
(continued)

STATE of Texas
County of Harris

I certify that I know or have satisfactory evidence that Heaffrey a Mathews

is/are the person(s) who appeared before me, and said person acknowledged that (he/she/they) signed this instrument, on oath stated that (he/she/they) was authorized to execute the instrument and acknowledged it as the _____ of _____ of September 22 2015 to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 9/22/15

[Signature]



Name:
Notary Public in and for the State of: Texas
Residing at: Harris County
My appointment expires: 8/21/19

EXHIBIT "A"
Exceptions

1. Exceptions and reservations contained in Deed whereby the Grantor excepts and reserves all oils, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working mines, etc., provided that no rights shall be exercised until provision has been made for full payment of all damages sustained by reason of such entry;

By: State of Washington
Recording Date: October 18, 1966
Recording No.: 689718
Affects: Shorelands

2. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

In favor of: Western Power Co.
Purpose: Right to overflow
Recording Date: October 18, 1966
Recording No.: 689718
Affects: Shorelands

3. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, 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, Division No. 3:

Recording No: Volume 6, pages 25 to 31

4. 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

The exact location and extent of said easement is not disclosed of record.

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

Granted to: State Division of Forestry
Purpose: Road for forest protection
Recording Date: October 17, 1938
Recording No.: 306699

The exact location and extent of said easement is not disclosed of record.

6. 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.

7. Right of Bald Mountain Mill Company, a corporation, to remove cedar timber from Sections 22 and 23, as disclosed by that certain supplemental agreement dated July 30, 1941 and recorded June 1, 1945, under Auditor's File No. 380724.

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