



201604150078

When recorded return to:
Richard L. Kaethler and Judy Kaethler
33548 Cliff Road
Mount Vernon, WA 98274

Skagit County Auditor \$75.00
4/15/2016 Page 1 of 3 11:45AM

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

7525 SE 24th St., Suite 325
Mercer Island, WA 98040

Escrow No.: 0064043-OC

CHICAGO TITLE
620026873

STATUTORY WARRANTY DEED

THE GRANTOR(S) William E. Sikora and Paulette A. Sikora, 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 Richard L. Kaethler and Judy Kaethler, a married couple

the following described real estate, situated in the County of Skagit, State of Washington:
Lots 145 and 146, Block 1, LAKE CAVANAUGH SUBDIVISION DIVISION NO. 3, according to the
Plat thereof recorded in Volume 6 of Plats, pages 25 through 31, records of Skagit County,
Washington.

Situated in Skagit County, Washington
Abbreviated Legal: (Required if full legal not inserted above.)

Tax Parcel Number(s): P66920, P66919

Subject to:

Exceptions Set forth on attached exhibit and by this reference made a part hereof as if fully
incorporated herein.

Dated: April 4, 2016

William E. Sikora
William E. Sikora
Paulette A. Sikora
Paulette A. Sikora

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2016/1357p
APR 15 2016

Amount Paid \$14,808.00
Skagit Co. Treasurer
By *MG* Deputy

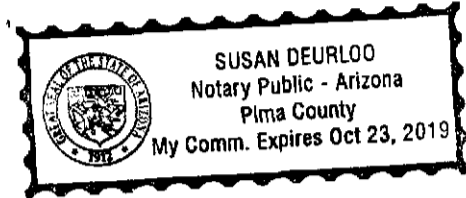
STATUTORY WARRANTY DEED
(continued)

State of ARIZONA
County of Pima

I certify that I know or have satisfactory evidence that William E. Sikora and Paulette A. Sikora 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: 4/12/16

Susan Deurloo
Name: Susan Deurloo
Notary Public in and for the State of AZ
Residing at: Pima County AZ
My appointment expires: 10/23/19



**EXHIBIT A
EXCEPTIONS**

Order No.: 0064043-OC

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.: 288226

Affects: Location undeterminable

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: Location undeterminable

Rights 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.

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. 3:

Recording No: 420716

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

Granted to: Arthur D. Rovik et al

Purpose: Driveway

Recording Date: April 5, 1983

Recording No.: 8304050037

Affects: Said premises and other properties

Said easement contains, among other things, provisions for maintenance by the common users.

Skagit County Conditional Agreement - Alternative Sewage System Installations and the terms and conditions thereof

Recording Date: May 28, 1992

Recording No.: 9205280123

Findings of Fact - Entry of Order No. SHL 92 032 and the terms and conditions thereof

Recording Date: February 10, 1993

Recording No.: 9302100020

Record of Survey

Recording Date: February 9, 1993

Recording No.: 9302090038

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.

Reciprocal easement, for the purpose(s) shown below and rights incidental thereto as created by the following document:

Document: Reciprocal Easement for Shared Driveway

Executed by: Johannes "Hans" Gawenda and William E. Sikora & Paulette A. Sikora

Purpose: Ingress, egress and utilities

Recording Date: August 27, 2014

Recording No.: 201408270032

Affects: Said premises and other property