

When recorded return to:  
Asenath R Partee and Randy R Partee  
34287 North Shore Drive  
Mount Vernon, WA 98274



201607220165

Skagit County Auditor \$78.00  
7/22/2016 Page 1 of 6 3:27PM

Filed for record at the request of:



CHICAGO TITLE  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 500043259

CHICAGO TITLE  
500043259

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Richard E Gifford and Susan D Gifford, 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 Asenath R Partee and Randy R Partee, 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(s): 1 SKAGIT COUNTY SHORT PLAT NO. PLO-06-0156

Tax Parcel Number(s): P66398 / 3937-002-060-0005

Subject to:

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


20163113  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

JUL 22 2016

Amount Paid \$ 9394.50  
Skagit Co. Treasurer  
By MF Deputy

**STATUTORY WARRANTY DEED**  
(continued)

Dated: July 11, 2016

  
\_\_\_\_\_

Richard E Gifford

  
\_\_\_\_\_

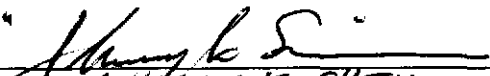
Susan D Gifford

STATUTORY WARRANTY DEED  
(continued)

State of WASHINGTON  
COUNTY of SNOHOMISH

I certify that I know or have satisfactory evidence that  
RICHARD E. GIFFORD & SUSAN D. GIFFORD  
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: 07.21.2016

  
Name: JOHNNY K. SHEU  
Notary Public in and for the State of WASHINGTON  
Residing at LYNNWOOD, WA  
My appointment expires: 11.08.2016

NOTARY PUBLIC  
STATE OF WASHINGTON  
JOHNNY K. SHEU  
My Appointment Expires  
NOVEMBER 08, 2016

**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P66398 / 3937-002-060-0005**

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Lot 1, Short Plat No. PLO-06-0156, approved January 31, 2007, recorded January 31, 2007, under Auditor's File No. 200701310108, said short plat being a portion of Lot 59, 60 and Tract "C" of "LAKE CAVANAUGH SUBDIVISION, DIVISION NO. 1," according to the plat thereof, recorded in Volume 5 of Plats, Pages 37 through 43, inclusive, records of Skagit County, Washington, lying within the Northwest quarter of the Northwest quarter of Section 26, Township 33 North, Range 6 East, W.M.

Situate in Skagit County, Washington

## EXHIBIT "B"

### Exceptions

1. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
  
Granted to: Division of Forestry, State of Washington  
Purpose: Constructing and maintaining a road for forest fire protection purposes  
Recording Date: March 30, 1937  
Recording No.: 288268, Volume 171 of Deeds, Page 465
2. 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. 1:**  
Recording No: 393244
3. 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.
4. Rights given by the State of Washington to overflow the shores of Lake Cavanaugh under order dated May 22, 1913;  
  
Recording Date: February 28, 1920  
Recorded In.: Volume 116 of Deeds, Page 285
5. Conditional Agreement Regarding Alternative Sewage System Installation, including the terms, covenants and provisions thereof;  
  
Recording Date: August 24, 1983  
Recording No.: 8308240011
6. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
  
Purpose: Sharing of use and maintenance for the septic system  
Recording Date: January 13, 2004  
Recording No.: 200401130089  
  
Corrected/Amended by that instrument recorded under Auditor's File No. 200511290082
7. Any rights, interests, or claims which may exist or arise by reason of the matters disclosed by survey,  
  
Recording Date: December 2, 1993  
Recording No.: 9312020082
8. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
  
Granted to: Jeffrey R. Smith and Teresa J. Smith & Michael E. Waskom  
Recording Date: August 12, 2004  
Recording No.: 200408120065  
  
Corrected/Amended by that instrument recorded under Auditor's File No. 200511290082
9. Lot Certification, including the terms, covenants and provisions thereof;  
  
Recording Date: March 3, 2006  
Recording No.: 200603030124

**EXHIBIT "B"**

Exceptions  
(continued)

10. Drinking Water System Status Report, including the terms, covenants and provisions thereof;

Recording Date: July 17, 2006  
Recording No.: 200607170064

11. 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 **SHORT PLAT NO. PLO-06-0156**;

Recording No: 200701310108

12. Lot Certification, including the terms, covenants and provisions thereof

Recording Date: January 31, 2007  
Recording No.: 200701310109

13. Rights to the waters of Lake Creek, not to exceed 0.01 cubic feet per second, under State Certificate No. S1-27488C, issued August 1, 2008, to Richard and Susan Gifford;

Recording No.: 200808010004

14. Protected Critical Area Site Plan and/or Easement, including the terms, covenants and provisions thereof;

Recording Date: December 9, 2008  
Recording No.: 200812090068

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