

When recorded return to:

Arnold M Kraakmo and Jill D Kraakmo
34223 and 34237 North Shore Drive
Mount Vernon, WA 98274



201609260071

Skagit County Auditor \$77.00
9/26/2016 Page 1 of 5 11:31AM

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620028924

CHICAGO TITLE
620028924

STATUTORY WARRANTY DEED

THE GRANTOR(S) Kenneth Countryman and Shirley Countryman, a married couple
for and in consideration of Ten And No/100 Dollars (\$10.00) and other valuable consideration
in hand paid, conveys, and warrants to Arnold M Kraakmo and Jill D Kraakmo, 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): 52 and 53 Block: 2 LAKE CAVANAUGH SUBDIV. NO. 1 Tax/Map ID(s):

Tax Parcel Number(s): P66390 / 3937-002-052-0005, P66391 / 3937-002-053-0004,

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20164348
SEP 26 2016

Amount Paid \$ 5345.⁰⁰
Skagit Co. Treasurer
By *mm* Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: September 20, 2016

Kenneth Countryman
Kenneth Countryman

Shirley Countryman
Shirley Countryman

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Kenneth Countryman and Shirley Countryman 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: 9-23-16

Teresa D. Varnes
Name: *Teresa D. Varnes*
Notary Public in and for the State of *WA*
Residing at: *Island Co*
My appointment expires: *5/29/19*

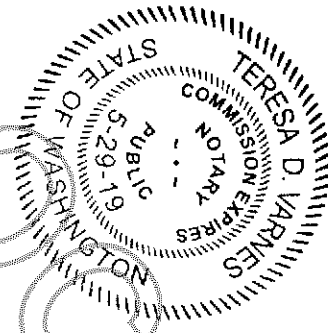


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P66390 / 3937-002-052-0005 and P66391 / 3937-002-053-0004

Parcel A:

Lot 53, Block 2, "LAKE CAVANAUGH SUBDIVISION, DIVISION NO. 1", according to the plat thereof, recorded in Volume 5 of Plats, Pages 37 to 43, inclusive, records of Skagit County, Washington.

TOGETHER WITH: Shorelands of the second class situate in front of, adjacent to or abutting upon that portion of Government Lot 4, Section 26, Township 33 North, Range 6 East, W.M., included in Lot 53, Block 2, Lake Cavanaugh Subdivision, Division No. 1, a recorded plat, and between the sidelines of said Lot 53, produced Southwesterly to the Southwesterly boundary of said Government Lot 4 with a frontage of 0.93 lineal chain, more or less.

Situate in Skagit County, Washington.

Parcel B:

Lot 52, Block 2, "LAKE CAVANAUGH SUBDIVISION, DIVISION NO. 1", according to the plat thereof, recorded in Volume 5 of Plats, Pages 37 to 43, inclusive, records of Skagit County, Washington.

Situate in Skagit County, Washington

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: Construct and maintain a road for forest protection purposes
Affects: Location undeterminable
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: Construct and maintain a road for forest protection purposes
Affects: Location undeterminable
3. Easement(s) for the purpose(s) shown below and rights incidental thereto, as created in a document:

Recording Date: October 3, 1945
Recording No.: 383721
4. 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;

From: The State of Washington
Recording No.: 683472
Affects: Shorelands
5. Right to overflow, granted to Western Power Company, under Application No. 8924, as disclosed by instrument;

Recording Date: May 13, 1966
Recording No.: 683472
6. Agreement, including the terms and conditions thereof; entered into;
By: English Lumber Company
And Between: Bald Mountain Mill Company
Recorded: July 30, 1941
Auditor's No. 380724, records of Skagit County, Washington
7. 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

EXHIBIT "B"

Exceptions
(continued)

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 CAVANUAGH SUBDIVISION, DIVISION NO. 1:

Recording No: 393244

8. 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.

9. Conditional Agreement, Sand Filter Sewage System Installation, including the terms, covenants and provisions thereof:

Recording Date: June 3, 1986
Recording No.: 8606030025

10. Title Notification, including the terms, covenants and provisions thereof:

Recording Date: August 11, 2003
Recording No.: 200308110322

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