

When recorded return to:  
John L. Neuharth and Kimberly L. Neuharth  
2653 NW 58th  
Seattle, WA 98107



Skagit County Auditor \$76.00  
6/30/2017 Page 1 of 4 2:41PM

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

20172993  
JUN 30 2017

Filed for record at the request of:



CHICAGO TITLE  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620030763

Amount paid to  
Skagit Co. Treasurer  
By *MC* Deputy

CHICAGO TITLE  
620030763

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Nancy E Cox, Successor Trustee of the Follestad Trust

for and in consideration of Ten And No/100 Dollars (\$10.00) and other valuable consideration in hand paid, conveys, and warrants to John L. Neuharth and Kimberly L. Neuharth, a married couple

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

Lot 139, Block 1 and Lot 100, Block 3, Lake Cavanaugh Subdivision Division No. 2, according to the plat thereof, recorded in Volume 5 of Plats, Pages 49 to 54, records of Skagit County, Washington.

Situate in Skagit County, Washington

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

Tax Parcel Number(s): P66617 / 3938-001-139-0003, P66751 / 3938-003-100-0004

Subject to:

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

**STATUTORY WARRANTY DEED**

(continued)

Dated: June 19, 2017

Follestad Trust

BY: Nancy E Cox  
Nancy E Cox  
Successor Trustee

State of WASHINGTON  
County of SKAGIT

I certify that I know or have satisfactory evidence that Nancy E Cox is the person who appeared before me, and said person acknowledged that he/she signed this instrument, on oath stated that he/she was authorized to execute the instrument and acknowledged it as Successor Trustee of Follestad Trust to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: June 29, 2017

Kathryn A. Freeman  
Name: Kathryn A. Freeman  
Notary Public in and for the State of WA  
Residing at: Snohomish CO  
My appointment expires: 9-01-2018

**KATHERYN A. FREEMAN**  
**STATE OF WASHINGTON**  
**NOTARY --♦-- PUBLIC**  
My Commission Expires 9-01-2018

**EXHIBIT "A"**  
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: To construct and maintain 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, 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: To construct and maintain a road for forest protection purposes

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

3. 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: Puget Sound Pulp and Timber Co., a corporation  
For: Right-of-way

4. 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

5. Record of Survey

Recording Date: October 13, 1994  
Recording No.: 9410130033

6. Effect if any of Shoreline Permit including the terms, covenants and provisions thereof

Recording Date: November 17, 1994  
Recording No.: 9411170054

## EXHIBIT "A"

### Exceptions (continued)

7. 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.
  
8. City, county or local improvement district assessments, if any.