

When recorded return to:
Roger J Wills
1613 S 10th St
Mount Vernon, WA 98274



Skagit County Auditor \$76.00
2/26/2018 Page 1 of 3 3:48PM

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

CHICAGO TITLE
020033715

Escrow No.: 620033715

STATUTORY WARRANTY DEED

THE GRANTOR(S) Robert Mitchell, an unmarried man

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Roger J Wills, an unmarried man

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

PARCEL A:

Lot 13, Block 2, LAKE CAVANAUGH SUBDIVISION 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

PARCEL B:

Lot 12, Block 2, LAKE CAVANAUGH SUBDIVISION 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): P66964 / 3939-002-013-0001, P66963 / 3939-002-012-0002

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2018731
FEB 26 2018

Amount Paid \$ 2231.00
Skagit Co. Treasurer
By Mb Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: February 23, 2018

[Signature]
Robert Mitchell

State of wa
County of Skagit

I certify that I know or have satisfactory evidence that
Robert Mitchell
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: February 26, 2018

Lourea L. Garika
Name: Lourea L. Garika
Notary Public in and for the State of wa
Residing at: Ariverton
My appointment expires: 10/27/2018

LOUREA L. GARICA
STATE OF WASHINGTON
NOTARY PUBLIC
My Commission Expires 10-27-2018

EXHIBIT "A"
Exceptions

1. 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

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. 3:

Recording No: 420716

3. Rights of Bald Mountain Mill Company, a corporation to remove cedar timer 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.

4. Terms, conditions, and restrictions of that instrument entitled Plat Lot of Record;
Recorded: September 8, 2006
Auditor's No(s): 200609080039, records of Skagit County, Washington
Affects: Parcel A

5. Terms, conditions, and restrictions of that instrument entitled Reasonable Use Exception Determination;
Recorded: October 4, 2006
Auditor's No(s): 200610040055, records of Skagit County, Washington
Affects: Parcel B

6. Terms, conditions, and restrictions of that instrument entitled Plat Lot of Record Certification;
Recorded: June 30, 2006
Auditor's No(s): 200606300153, records of Skagit County, Washington
Affects: Parcel B

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