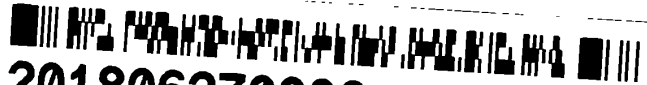


When recorded return to:  
John P. Allen  
33124 South Shore Drive  
Mount Vernon, WA 98274



**201806270032**

06/27/2018 01:45 PM Pages: 1 of 4 Fees: \$102.00  
Skagit County Auditor

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
2018 2790  
JUN 27 2018

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

3002 Colby Ave., Suite 200  
Everett, WA 98201

Escrow No.: 620034907

Amount Paid \$ 4,010.<sup>00</sup>  
Skagit Co. Treasurer  
By *mlm* Deputy

**CHICAGO TITLE**  
**620034907**

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Roger J. Wills, an unmarried person

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to John P. Allen, a single 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

STATUTORY WARRANTY DEED  
(continued)

Dated: June 11, 2018

Roger J. Wills  
Roger J. Wills

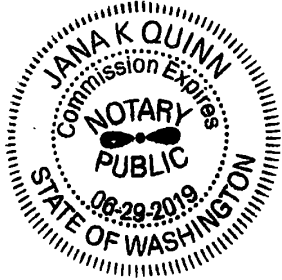
State of Washington  
County of Skagit

I certify that I know or have satisfactory evidence that

Roger J. Wills  
(he/she/they) 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: June 20, 2018

Jana K Quinn  
Name: Jana K Quinn  
Notary Public in and for the State of Washington  
Residing at: Arlington  
My appointment expires: 06/29/2019



**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
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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. The property may be subject to the Skagit County Right-to-Manage Natural Resource Lands Disclosure, Skagit County Code Section 14.38, which states:

"This disclosure applies to parcels designated or within 1 mile of designated agricultural land or designated or within 1/4 mile of rural resource, forest or mineral resource lands of long-term

**EXHIBIT "A"**Exceptions  
(continued)

commercial significance in Skagit County. A variety of Natural Resource Land commercial activities occur or may occur in the area that may not be compatible with non-resource uses and may be inconvenient or cause discomfort to area residents. This may arise from the use of chemicals; or from spraying, pruning, harvesting or mineral extraction with associated activities, which occasionally generates traffic, dust, smoke, noise, and odor. Skagit County has established natural resource management operations as a priority use on designated Natural Resource Lands, and area residents should be prepared to accept such incompatibilities, inconveniences or discomfort from normal, necessary Natural Resource Land operations when performed in compliance with Best Management Practices and local, State, and Federal law.

In the case of mineral lands, application might be made for mining-related activities including extraction, washing, crushing, stockpiling, blasting, transporting and recycling of minerals. If you are adjacent to designated NR Lands, you will have setback requirements from designated NR Lands."

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