

When recorded return to:
Robert C Nielsen
Nielsen Brothers, Inc.
Vacant Land
Mount Vernon, WA 98274

201807160151
07/16/2018 01:33 PM Pages: 1 of 4 Fees: \$102.00
Skagit County Auditor

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620035155

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20183094
JUL 16 2018

Amount Paid \$ 5024.60
Skagit Co. Treasurer
By *BT* Deputy

CHICAGO TITLE
620035155

STATUTORY WARRANTY DEED

THE GRANTOR(S) Carol A Whipple, a married woman as her sole and separate property
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
In hand paid, conveys, and warrants to Nielsen Brothers, Inc.

the following described real estate, situated in the County of Skagit, State of Washington:
Tract A, LAKE CAVANAUGH SUBDIVISION, DIVISION NO. 1, according to the Plat thereof,
recorded in Volume 5 of Plats, Pages 37 through 43, records of Skagit County, Washington.

Situated in Skagit County, Washington

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

Tax Parcel Number(s): P66478 / 3937-006-035-0008

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: July 3, 2018

Carol A Whipple
Carol A Whipple

State of WASHINGTON
County of SKAGIT King

I certify that I know or have satisfactory evidence that Carol A Whipple is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 7-13-2018

Christiane S Pieper
Name: Christiane S Pieper
Notary Public in and for the State of Washington
Residing at: Tacoma
My appointment expires: 03-02-2019



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: 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. 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
4. Covenants, conditions and restrictions 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, source of income, gender, gender identity, gender expression, medical condition or genetic information, 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 in the document

Recording Date: June 6, 2000
Recording No.: 200006060089
5. 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
6. The Land has been classified as Timber Land and is subject to the provisions of RCW 84.34, which include the requirement of a continuation of restricted use in order to continue the present assessment rate. A change in use can cause an increased assessment rate for present and past years. Notice of Application was recorded as set forth below:

EXHIBIT "A"
Exceptions
(continued)

Recording Date: October 12, 1977
Recording No.: 866552

Continuance for Open Space:
Recording Date: December 15, 2014
Recording No.: 201412150208

Any sale or transfer of all or a portion of said Land requires execution of a Notice of Compliance Form by the new owner and submission to the county assessor within 60 days of such sale.

Note: If the proposed transaction involves a sale of the Land so classified or designated, there will be additional requirements regarding the Real Estate Tax Affidavit. Please contact Skagit County Assessor's Records Section or the Company for additional information.

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