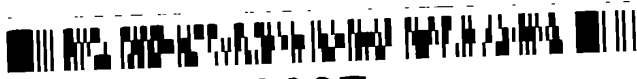


When recorded return to:  
Michael and Angela Cauchon  
1686 Lake Samish Road  
Bellingham, WA 98229

  
**201907240097**  
07/24/2019 03:20 PM Pages: 1 of 6 Fees: \$106.50  
Skagit County Auditor

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620039077

**CHICAGO TITLE**  
620039077

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Meri K. Teich, 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 Michael David Cauchon and Angela Elizabeth Cauchon, 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.)

LT 2, SKAGIT COUNTY SP NO. 25-84, REC. NO. 8406180069

Tax Parcel Number(s): P49035 / 360407-0-019-0402

*ma*  
*; being ptn.*  
*SE SW 7-36-4*

Subject to:

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

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
2019 3082  
JUL 24 2019

Amount Paid \$ 5701.00  
By *81* Skagit Co. Treasurer Deputy

STATUTORY WARRANTY DEED  
(continued)

Dated: July 18, 2019

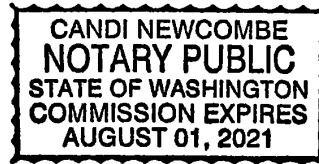
Meri K. Teich  
Meri K. Teich

State of WASHINGTON  
County of SKAGIT

I certify that I know or have satisfactory evidence that Meri K. Teich 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: July 18, 2019

Candi Newcombe  
Name: Candi Newcombe  
Notary Public in and for the State of WA  
Residing at: Mt Vernon  
My appointment expires: Aug 1, 2021



**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P49035 / 360407-0-019-0402**

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Lot 2, SKAGIT COUNTY SHORT PLAT NO. 25-84, approved June 18, 1984, and recorded June 18, 1984, in Volume 6 of Short Plats, page 157, under Auditor's File No. 8406180069, records of Skagit County, Washington; being a portion of the Southwest Quarter of the Southeast Quarter and the Southeast Quarter of the Southwest Quarter of Section 7, Township 36 North, Range 4 East of the Willamette Meridian.

Situate in the County of Skagit, State of Washington.

*mt*

**EXHIBIT "B"**  
Exceptions

1. Easement, including the terms and conditions thereof, disclosed by instrument(s);  
Recording Date: January 16, 1961  
Recording No.: 603126  
In favor of: D. Percy Sullivan and Maude Sullivan, husband and wife  
Affects: An undeterminable portion of said premises and other lands
  
2. Easement, including the terms and conditions thereof, disclosed by instrument(s);  
Recording Date: August 4, 1909  
Recording No.: 74846  
In favor of: Sidney Smyth  
Affects: The South half of section 7 as located
  
3. Easement, including the terms and conditions thereof, granted by instrument(s);  
Recording Date: July 13, 1945  
Recording No.: 381792  
In favor of: Puget Sound Power & Light Company  
For: Electric transmission and/or distribution line
  
4. A right of way for road purposes as disclosed by an instrument;  
Recording Date: November 17, 1927  
Recording No.: 208681
  
5. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, 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 SKAGIT COUNTY SHORT PLAT NO. 25-84:  
  
Recording No: 8406180069
  
6. Easement, including the terms and conditions thereof, granted by instrument(s);  
Recording Date: October 21, 1987  
Recording No.: 8710210008  
In favor of: Puget Sound Power & Light Company  
For: Electric transmission and/or distribution line
  
7. Samish Water District Cost Recovery Contract No. 01-01 including the terms, covenants and provisions thereof (which include monetaries)

**EXHIBIT "B"**Exceptions  
(continued)Recording No.: 200201100113  
Recording No.: 200402240074

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. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
10. City, county or local improvement district assessments, if any.



Form 22P  
Skagit Right-to-Manage Disclosure  
Rev. 10/14  
Page 1 of 1

**SKAGIT COUNTY  
RIGHT-TO-MANAGE  
NATURAL RESOURCE LANDS DISCLOSURE**

©Copyright 2014  
Northwest Multiple Listing Service  
ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated June 26, 2019  
between Mike Cauchon Angela Cauchon ("Buyer")  
Buyer Buyer  
and Meri K Teich ("Seller")  
Seller Seller  
concerning 1686 Lake Samish Road Bellingham WA 98229 (the "Property")  
Address City State Zip

Buyer is aware that 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 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.

Seller and Buyer authorize and direct the Closing Agent to record this Disclosure with the County Auditor's office in conjunction with the deed conveying the Property.

Authentic: Mike Cauchon 06/26/2019  
Buyer 11:10:22 PM PDT Date

Authentic: Angela Cauchon 06/26/2019  
Buyer 11:13:25 PM PDT Date

*Mike Teich 7/18/19*  
*Mike Teich 6/29/19*  
Seller Date

Seller Date