

When recorded return to:
Kaylee Renee Richwine and Robert Paul Richwine
34265 North Shore Drive
Mount Vernon, WA 98274

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 2020-110
Jan 10 2020
Amount Paid \$2805.00
Skagit County Treasurer
By Marissa Guerrero Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

3002 Colby Ave., Suite 200
Everett, WA 98201

CHICAGO TITLE
500094395

Escrow No.: 500094395

STATUTORY WARRANTY DEED

THE GRANTOR(S) Frank W. Ogden and Carol W. Ogden as Trustees of the Frank and Carol Ogden Revocable Trust dated September 2, 2014

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Kaylee Renee Richwine and Robert Paul Richwine, wife and husband

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

Lot 57, Block 2, "LAKE CAVANAUGH SUBDIVISION, DIVISION NO. 1", according to the plat thereof, recorded in Volume 5 of Plats, Pages 37 to 43, inclusive, records of Skagit County, Washington.

TOGETHER WITH: Shorelands of the second class situate in front of, adjacent to or abutting upon Lot 57, Block 2, Lake Cavanaugh Subdivision, Division No. 1, a recorded plat in Government Lot 4, Section 26, Township 33 North, Range 6 East, W.M., with a frontage of 0.91 lineal chain, more or less.

Situate in Skagit County, Washington.

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

Tax Parcel Number(s): P66395

Subject to:

STATUTORY WARRANTY DEED
(continued)

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF
Dated: January 1, 2020

Frank and Carol Ogden Revocable Trust dated September 2, 2014

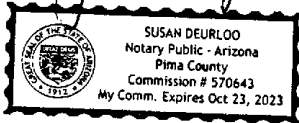
BY: Frank W. Ogden
Frank W. Ogden
Trustee

BY: Carol W. Ogden
Carol W. Ogden
Trustee

State of Arizona
County of Pima

I certify that I know or have satisfactory evidence that Frank W. Ogden
and Carol W. Ogden
is/are the person(s) who appeared before me, and said person acknowledged that (he/she/they) signed this instrument, on oath stated that (he/she/they) was authorized to execute the instrument and acknowledged it as the Trustees of The Frank and Carol Ogden Revocable Trust Agreement dated September 2, 2014 to be the free and voluntary act of such party for the uses and purposes mentioned in the Instrument.

Dated: January 3, 2020



Susan Deurloo
Name: Susan Deurloo
Notary Public in and for the State of AZ
Residing at: Pima County
My appointment expires: 10/23/23

EXHIBIT "A"
Exceptions

1. 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.

2. 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

3. 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

4. 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

5. Easement(s) for the purpose(s) shown below and rights incidental thereto, as created in a document:

Recording Date: October 3, 1945
Recording No.: 383721

6. 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 CAVANUAGH SUBDIVISION, DIVISION NO. 1:

Recording No: 393244

7. Right to overflow, granted to Western Power Company, under Application No. 8924, as disclosed by instrument;

EXHIBIT "A"

Exceptions
(continued)

Recording Date: May 13, 1966
Recording No.: 683472

8. Exceptions and reservations contained in Deed whereby the Grantor excepts and reserves all oils, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working mines, etc., provided that no rights shall be exercised until provision has been made for full payment of all damages sustained by reason of such entry;

From: The State of Washington
Recording No.: 719498
Affects: Shorelands

9. 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 Survey:

Recording No: 201807100052

10. 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."

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