



202002240090

02/24/2020 03:16 PM Pages: 1 of 8 Fees: \$110.50
Skagit County Auditor

When recorded return to:
Tyler Dean Eaton and Amber Lynn Eaton
35403 Patriot Lane
Mount Vernon, WA 98274

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620041326

CHICAGO TITLE
620041326

STATUTORY WARRANTY DEED

THE GRANTOR(S) Cavanaugh Vistas LLC, A Washington Limited Liability Company
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Tyler Dean Eaton and Amber Lynn Eaton, 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.)

Lot 4 of SP no. PL-06-0514, AFN 200708150159, tgw vac Patriot Lane in GL 2 in SEQ of SWQ

Tax Parcel Number(s): P126557/3875-000-001-0900, SW 25-33-6 (Ma)

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

FEB 24 2020

Amount Paid \$1265.00
Skagit Co. Treasurer

By: [Signature] Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: February 19, 2020

Cavanaugh Vistas LLC

BY: _____

Jeffrey J. Miller
Sole Member

State of _____

Washington
County of Skaagit

I certify that I know or have satisfactory evidence that _____

Jeffrey J. Miller

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 Managing Member of Cavanaugh Vistas, LLC to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 2/21/2020

Donna Lee Reed

Name: _____

Donna Lee Reed

Notary Public in and for the State of _____

Washington

Residing at: _____

Marysville, WA

My appointment expires: _____

10/1/2023

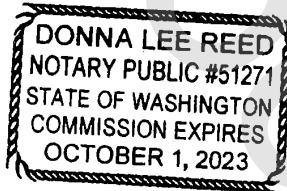


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P126557/3875-000-001-0900 and

Lot 4, SKAGIT COUNTY SHORT PLAT NO. PL-06-0514, recorded August 15, 2007 under Auditor's File No. 200708150159, records of Skagit County, Washington.

Together with that portion of vacated county road (vacated by Commissioner's Resolution No. R20020256, recorded July 24, 2002 under recording number 200207240027, records of Skagit County, Washington) which upon vacation attached to said premises by operation of law.

Situated in Skagit County, Washington.

EXHIBIT "B"

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. Public and private easements, if any, over vacated portion of said premises

3. Covenants, conditions, and restrictions contained in instrument(s), but omitting any covenant, condition or restriction based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicap persons;
 - Recorded: February 20, 1920
 - Auditor's No(s): 139710, records of Skagit County, Washington
 - Executed By: Western Power Company

4. Easement, including the terms and conditions thereof, granted by instrument(s);
 - Recorded: March 30, 1937
 - Auditor's No(s): 288264, records of Skagit County, Washington
 - In favor of: V. M. Lee and P. T. Lee
 - For: Construct and maintain a road for forest protection purposes only

5. 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: English Lumber Company
 - For: Construct and maintain a road for forest protection purposes only

6. 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;
 - Together With the right, upon paying reasonable compensation, to acquire rights of way for transporting and moving products from other lands, contained in Deed
 - From: The State of Washington
 - Recorded: November 15, 1940
 - Auditor's No.: 331967, records of Skagit County, Washington
 - Executed By: English Lumber Company, a Washington Corporation
 - As Follows: Reserving, however, unto the grantor, its successors and assigns, all coal, minerals, mineral ores and valuable deposits of oil and gas in said lands now known or hereafter discovered, with the right to prospect its successors or assigns, shall pay to the grantees, their heirs or assigns, any damage caused to the surface of said lands by the

EXHIBIT "B"Exceptions
(continued)

extraction or removal of any such coal, mineral, ores, oil or gas and by the operations of prospecting for and mining the same.

7. 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 plat of Cavanawood Subdivision No. 1:

Recording No: 423527

8. Record of Survey:
Recorded: March 22, 2002
Auditor's File No.: 200203220173, records of Skagit County, Washington
Affects: Said premises and other property

9. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

Purpose: All existing and future utilities
Recording Date: July 24, 2002
Recording No.: 200207240027
Affects: Vacated right of way

10. Plat Lot of Record Certification including the terms, covenants and provisions thereof

Recording Date: October 7, 2005
Recording No.: 200510070009

11. Plat Lot of Record Certification including the terms, covenants and provisions thereof

Recording Date: October 7, 2005
Recording No.: 200510070010

12. Boundary Line Adjustment Quit Claim Deed including the terms, covenants and provisions thereof

Recording Date: July 19, 2006
Recording No.: 200607190068

Affidavit of Minor Correction of Boundary Line Adjustment
Recording Date: September 5, 2006
Recording No.: 200609050016 being a re-recording of 200608250116

EXHIBIT "B"Exceptions
(continued)

13. Title notification, development activities on or adjacent to designated natural resource lands, and the terms and conditions thereof:
- Recording Date: August 10, 2006
Recording No.: 200608100073
14. Covenants, conditions, restrictions and easements 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: December 8, 2006
Recording No.: 200612080123
15. Cavanaugh Vistas Easements & Maintenance Agreement
- Recording Date: December 8, 2006
Recording No.: 200612080127
- Modification(s) of said covenants, conditions and restrictions
- Recording No.: 200709120116
16. 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: September 12, 2007
Recording No.: 200709120116
17. 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 Short Plat:
- Recording No: 200708150159
18. Skagit County Planning & Development Services, Plat Lot of record certification, and the terms

EXHIBIT "B"Exceptions
(continued)

and conditions thereof:

Recording Date: August 15, 2007
Recording No.: 200708150160

19. Easements for access & utilities, and the terms and conditions thereof:

Recording Date: August 15, 2007
Recording No.: 200708150161

20. Protected critical area easement, (PCA), and the terms and conditions thereof:

Recording Date: August 15, 2007
Recording No.: 200708150162

21. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

In favor of: Puget Sound Energy, Inc.
Purpose: Transmission, distribution and sale of electricity
Recording Date: April 18, 2018
Recording No.: 201804180085
Affects: Said premises and other property

22. 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."

23. Reservations and exceptions in United States Patents or in Acts authorizing the issuance

EXHIBIT "B"

Exceptions
(continued)

- thereof; Indian treaty or aboriginal rights.
24. City, county or local improvement district assessments, if any.