



202007150100

07/15/2020 01:04 PM Pages: 1 of 3 Fees: \$105.50  
Skagit County Auditor

When recorded return to:  
Sean Laberee  
711 East Denny Way #201  
Seattle, WA 98122

LAND TITLE OF SKAGIT COUNTY

01-178917-0

Filed for record at the request of:



CHICAGO TITLE  
COMPANY OF WASHINGTON

701 5th Avenue, Suite 2700  
Seattle, WA 98104

Escrow No.: 0181523-OC

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Marc R. Holder, a married man as his separate estate  
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration  
in hand paid, conveys, and warrants to Sean Laberee, an unmarried person

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

Lot 94, Block 1, "LAKE CAVANAUGH SUBDIVISION, DIVISION NO. 3," as per plat recorded in  
Volume 6 of Plats, pages 25 through 31, inclusive, records of Skagit County, Washington,

EXCEPT the West 10 feet of the South 75 feet thereof.

Situate in the County of Skagit, State of Washington.

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

Tax Parcel Number(s): P66867

Subject to:

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

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2020 2643  
JUL 15 2020

Amount Paid \$ 11,191.20  
Skagit Co. Treasurer  
By *HB* Deputy

**STATUTORY WARRANTY DEED**  
(continued)

Dated: July 6, 2020

Marc R. Holder  
Marc R. Holder

Irma Holder  
Irma Holder  
for acknowledgment only

State of WASHINGTON

County of SKAGIT

I certify that I know or have satisfactory evidence that Marc R. Holder and Irma Holder are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: July 9, 2020

Lourea L. Garka  
Name: Lourea L. Garka  
Notary Public in and for the State of WA  
Residing at: Arlington  
My appointment expires: 10/27/2022

NOTARY PUBLIC  
STATE OF WASHINGTON  
LOUREA L. GARKA  
License Number 122836  
My Commission Expires 10-27-2022

**EXHIBIT "A"**  
Exceptions

Exceptions Set forth on attached exhibit and by this reference made a part hereof as if fully incorporated herein.

1. COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, NOTES, DEDICATIONS, PROVISIONS AND SURVEY MATTERS AS DESCRIBED AND/OR DELINEATED ON THE FACE OF SAID PLAT OR SHORT PLAT:  
Plat/Short Plat: Lake Cavanaugh Subdivision, Division No. 3  
Recorded: July 19, 1948  
Auditor's No.: 420716
2. Right in the general public to the unrestricted use of all the waters of a navigable body of water not only for the primary purposes of navigation, but also for corollary purposes; including, but not limited to, fishing, boating, bathing, swimming, water skiing and other related recreational purposes, as those waters may affect the tidelands, shorelands, or adjoining uplands and whether the level of the water has been raised naturally or artificially to a maintained or fluctuating level, all as further defined by the decisional law of this state.
3. Right of the State of Washington in and to that portion, if any, of the property herein described which lies below the line of ordinary high water of Lake Cavanaugh.
4. Any prohibition of or limitation of use, occupancy or improvement of the land resulting from the rights of the public or riparian owners to use any portion which is now, or has formerly been, covered by water.
5. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:  
Grantee: State Division of Forestry  
Purpose: Construct and maintain a road for forest protection purposes  
Area Affected: Over and across said subdivision  
Recorded: October 17, 1938  
Auditor's No.: 306699 (Volume 175 of Deeds, page 482)
6. TERMS AND CONDITIONS OF SHORELINE VARIANCE PERMIT:  
Recorded: January 12, 1995 and January 24, 1995  
Auditor's No.: 9501120091 and 9501240051
7. NATIVE GROWN PROTECTION AREA CRITICAL SITE PLAN AND THE TERMS AND CONDITIONS THEREOF:  
Recorded: July 14, 1997  
Auditor's No.: 9707140118
8. MATTERS DISCLOSED BY RECORD OF SURVEY:  
Recorded: September 27, 1988  
Auditor's File No.: 8809270046  
Affects: A portion of subject lands and other lands
9. AGREEMENT REGARDING PARKING EASEMENT AND RECIPROCAL DOCK EASEMENT AND THE TERMS AND CONDITIONS THEREOF  
Between: Marc R. Holder  
And: Joanna M. (Sissons) Howard  
Dated: September 14, 2018  
Recorded: September 21, 2018  
Auditor's No.: 201809210108
10. SEPTIC DRAINFIELD EASEMENT AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:  
Grantor: Marc R. Holder  
Grantee: Joanna M. Sissons  
Purpose: An easement for septic tank drain field and maintenance  
Area Affected: Over and under that portion of the parcel of land  
Dated: April 14, 2019  
Recorded: June 8, 2020  
Auditor's No.: 202006080159