

When recorded return to:

Shawn Kauffman and Ana Kauffman
5823 60th Drive NE
Marysville, WA 98270

GNW 21-11268

STATUTORY WARRANTY DEED

THE GRANTOR(S) Tom Schroers and Irene Schroers, husband and wife, 33614 Bamboo Lane, Mount Vernon, WA 98274,

for and in consideration of **ten dollars and other valuable consideration**

in hand paid, conveys, and warrants to Shawn Kauffman and Ana Kauffman, a married couple

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

FOR PROPERTY DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART
HEREOF.

Abbreviated legal description: Property 1:
Lot 1, Block 3, LAKE CAVANAUGH DIV. 3

This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey as described in Exhibit "B" attached hereto

Tax Parcel Number(s): P66998

Dated: 5-19-2021

Tom Schroers
Tom Schroers

Irene Schroers
Irene Schroers

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2021-2327

May 26 2021

Amount Paid \$1765.00
Skagit County Treasurer
By Heather Beauvais Deputy

Statutory Warranty Deed
LPB 10-05

STATE OF WASHINGTON
COUNTY OF SKAGIT

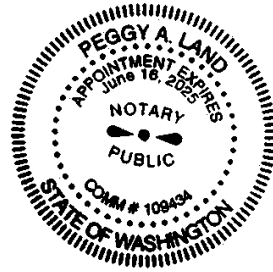
I certify that I know or have satisfactory evidence that Tom Schroers and Irene Schroers is the person who appeared before me, and said person acknowledged that he/she signed this instrument and acknowledged it to be his/her free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: 19th day of May, 2021

Peggy A. Land
Signature

Escrow/Notary
Title

My appointment expires: June 16, 2025



Statutory Warranty Deed
LPB 10-05

Order No.: 21-11268-TJ

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**EXHIBIT A
LEGAL DESCRIPTION**

Property Address: 33475 West Shore Drive, Mount Vernon, WA 98274
Tax Parcel Number(s): P66998

Property Description:

Lot 1, Block 3, LAKE CAVANAUGH SUBDIVISION, DIVISION NO. 3, according to Volume 6 of Plats, Pages 25 through 31, revised, inclusive, records of Skagit County, Washington.

Statutory Warranty Deed
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EXHIBIT B

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1. ALL EASEMENTS, COVENANTS, RESTRICTIONS, ENCROACHMENTS AND OTHER MATTERS SHOWN ON THE FACE OF THE FOLLOWING SURVEY/PLAT:

Name: LAKE CAVANAUGH SUBDIVISION, DIVISION NO. 3

Recorded: July 1, 1948

Auditor's No.: Volume 6 page 25-31

2. Regulatory notice/agreement regarding Title Notification - Development Activities On or Adjacent to Designated Natural Resource Lands that may include covenants, conditions and restrictions affecting the subject property, recorded January 12, 2007 as Auditor's File No. 200701120149 .

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice. Said notice/agreement may pertain to governmental regulations for building or land use. Said matters are not a matter of title insurance. If such non-title insurance matters are shown, they are shown as a courtesy only, without the expectation that all such matters have been shown.

3. LOT CERTIFICATION, INCLUDING THE TERMS AND CONDITIONS THEREOF. REFERENCE TO THE RECORD BEING MADE FOR FULL PARTICULARS. THE COMPANY MAKES NO DETERMINATION AS TO ITS AFFECTS.

Recorded: September 18, 2007

Auditor's No.: 200709180097