

When recorded return to:
Bradley R. Green and Lei An
828 126th Ave SE
Bellevue, WA 98005

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2021-2378

May 28 2021

Amount Paid \$22334.00

Skagit County Treasurer

By Heather Beauvais, Deputy

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620047528

CHICAGO TITLE
020047528

STATUTORY WARRANTY DEED

THE GRANTOR(S) Ronald D. McDermott, as Trustee of The Ronald D. McDermott Trust, dated November 10, 2003, and Robert H. Digman, Jr., as Trustee of The Robert H. Digman, Jr. Trust, dated November 17, 2003

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Bradley R. Green and Lei An, 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.)

PTN LT 83 AND ALL LT 82, BLK 1, "LAKE CAVANAUGH SUBDIV. DIV. NO. 3

Tax Parcel Number(s): P66849 / 3939-001-082-0009

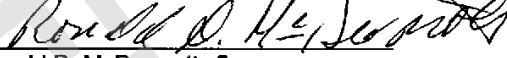
Subject to:

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

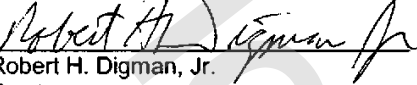
STATUTORY WARRANTY DEED
(continued)

Dated: May 17, 2021

The Ronald D. McDermott Trust, dated November 10, 2003

BY: Ronald D. McDermott
Ronald D. McDermott, 
Trustee

The Robert H. Digman, Jr. Trust, dated November 17, 2003

BY: Robert H. Digman, Jr.
Robert H. Digman, Jr. 
Trustee

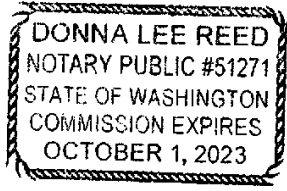
State of Washington
County of Skagit

I certify that I know or have satisfactory evidence that Ronald D. McDermott

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 Trustee of The Ronald D. McDermott Trust to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 5/19/21

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



ACKNOWLEDGMENT PAGE TO BE ATTACHED TO THE FOLLOWING DOCUMENT:
Statutory Warranty Deed

State of Washington
County of Skagit

I certify that I know or have satisfactory evidence that Robert H. Digman, Jr.

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 Trustee of The Robert H. Digman, Jr. Trust to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 5/19/21

Donna Lee Reed
Name: Donna Lee Reed
Notary Public in and for the State of Washington
Residing at: Wenatchelle, Wa
My appointment expires: 10/1/2023

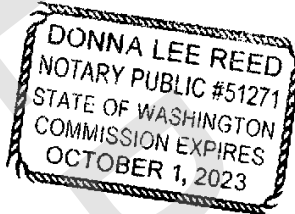


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P66849 / 3939-001-082-0009

LOT 82, AND THE NORTH 200 FEET OF LOT 83, 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 THAT PORTION OF SAID LOT 82, AS GRANTED TO JOHN VANDERMAY AND GERALDINE VANDERMAY BY SKAGIT COUNTY SUPERIOR COURT CAUSE NO. 97-2-00519-4, FILED MAY 12, 2000, SAID PORTION MORE FULLY DESCRIBED AS FOLLOWS:

THAT PORTION OF SAID LOT 82, COMMENCING AT A REBAR AND CAP AT THE APPROXIMATE SHORELINE LOCATION AS OF NOVEMBER 5, 1999, AS SHOWN ON THE BOUNDARY LINE ADJUSTMENT SURVEY PERFORMED BY CARL H. SORENSON, PROFESSIONAL LAND SURVEYOR, WHERE SAID SHORELINE IS INTERSECTED BY THE ORIGINAL COMMON BOUNDARY BETWEEN SAID LOT 81 AND LOT 82;

THENCE NORTH, APPROXIMATELY 95 FEET TO THE EAST EDGE OF A PUGET SOUND ENERGY POWER POLE;

THENCE NORTH 77 DEGREES 09' 04" WEST, 18 FEET TO A POINT ON THE ORIGINAL COMMON BOUNDARY WHICH IS 227.95 FEET SOUTH OF THE NORTHWEST CORNER OF LOT 82;

THENCE SOUTH ALONG THE ORIGINAL COMMON BOUNDARY TO THE REBAR AND CAP SET AT THE WATER LINE, WHICH IS THE BEGINNING OF THIS DESCRIPTION.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"
Exceptions

1. 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 Lake Cavanaugh Subdivision, Division No. 3:

Recording No: 420716

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

Granted to: State Division of Forestry
Purpose: road for forest protection
Recording Date: October 17, 1938
Recording No.: Vol. 175 of Deeds, page. 482

3. Rights of Bald Mountain Mill Company, a corporation, to remove cedar timber from Sections 22 and 23, as disclosed by that certain Supplemental Agreement dated July 30, 1941 and recorded June 1, 1945 under Recording No. 380724

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

Granted to: State Division of Forestry
Purpose: road for forest protection
Recording Date: October 17, 1938
Recording No.: 306699

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

Granted to: Puget Sound Power & Light Company
Purpose: Electric transmission and/or distribution line
Recording Date: July 6, 1961
Recording No.: 609583

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

Granted to: Adjoining land owners
Purpose: Roadway purposes
Recording No.: 638253
Recording No.: 594249

EXHIBIT "B"

Exceptions
(continued)

Recording No.: 607450

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

Granted to: John Vandermay and Geraldine Vandermay, his wife, their heirs, successors or assigns
Purpose: Encroachment of existing house
Recording Date: December 21, 1994
Recording No.: 9412210081
8. Agreement regarding Alternative Sewage System Installations, including the terms, covenants and provisions thereof

Recording Date: July 7, 1994
Recording No.: 9407070046
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: 9701210074
10. 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: 9711050048
11. Right given by the State of Washington to overflow the shores of Lake Cavanaugh under order dated May 22, 1913, and recorded February 28, 1920 in Volume 116 of Deeds, Page 285.
12. Any question that may arise due to shifting and changing in the course, boundaries or high water line of Lake Cavanaugh.
13. Rights of the State of Washington in and to that portion, if any, of the Land which lies below the line of ordinary high water of Lake Cavanaugh.

EXHIBIT "B"Exceptions
(continued)

14. Any prohibition 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 was formerly covered by water.
15. Paramount rights and easements in favor of the United States for commerce, navigation, fisheries and the production of power.
16. 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."
17. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
18. City, county or local improvement district assessments, if any.