

When recorded return to:
Jeff Ellis and Annette Ellis
7520 69th Ave SE
Snohomish, WA 98290

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 2021-3708
Aug 12 2021
Amount Paid \$6725.00
Skagit County Treasurer
By Heather Beauvais Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

3002 Colby Ave., Suite 200
Everett, WA 98201

CHICAGO TITLE COMPANY
620048574

Escrow No.: 620048574

STATUTORY WARRANTY DEED

THE GRANTOR(S) Charlene Gearhart, who acquired title as Charlene McElroy, as a 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 Jeff Ellis and Annette Ellis, a married couple and Catherine Ellis, a married person as her sole and separate property

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

Lot 15, Block 3, Lake Cavanaugh, Subdivision 1, as per plat recorded in Volume 5 of Plats, pages 37 through 43, inclusive, Recorded under Auditor's File No. 393244, Records of Skagit County, Washington.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P66412 / 3937-003-015-0009

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: August 11, 2021

Charlene Gearhart
Charlene Gearhart

State of WASHINGTON
County of King

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

Dated: 8.11.21
Emily Hoffart
Name: Emily Hoffart
Notary Public in and for the State of WA
Residing at: Reston
My appointment expires: 4.26.25



EXHIBIT "A"
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. 1:

Recording No: 393244

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: Construction and maintenance of road for forest protection purposes
Recording Date: March 30, 1937
Recording No.: 288266

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

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

4. 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.

5. 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: 200610060094

6. Covenants, conditions and restrictions but omitting any covenants or restrictions contained in Deed, if any, including but not limited to those based upon race, color, religion, sex, sexual

EXHIBIT "A"
Exceptions
(continued)

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: July 19, 1983
Recording No.: 8307190018

7. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
8. City, county or local improvement district assessments, if any.