

When recorded return to:
Rickey D. Zahalka and Jean M. Zahalka
32910 South Shore Drive
Mount Vernon, WA 98274

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2021-3848

Aug 20 2021

Amount Paid \$21355.00
Skagit County Treasurer
By Heather Beauvais Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

4100 194th St. SW, #230
Lynnwood, WA 98036

CHICAGO TITLE CO.
620048597

Escrow No.: 620048597

STATUTORY WARRANTY DEED

THE GRANTOR(S) Melodie A. Vogt, an unmarried person

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Rickey D. Zahalka and Jean M. Zahalka, 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(s): 46, 47, 48 and 49, Block: 2, Lake Cavanaugh Div. 3 tgw Ptn. SW NE, 28-33-6E, W.M.

Tax Parcel Number(s): P66995 / 3939-002-046-0002, P104502 / 3939-002-047-0000, P66996 /
3939-002-048-0000, P66997 / 3939-002-049-0009, P130243 /
330628-1-001-1000

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: August 12, 2021

Melodie A. Vogt
Melodie A. Vogt

State of WASHINGTON
County of SKAGIT

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

Dated: August 13, 2021

Jennifer Brazil
Name: Jennifer Brazil
Notary Public in and for the State of WA
Residing at: Skagit County
My appointment expires: 7-25-2024

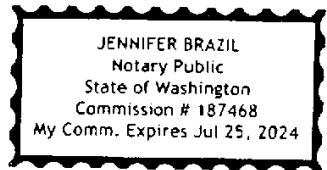


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): **P66995 / 3939-002-046-0002, P104502 / 3939-002-047-0000, P66996 / 3939-002-048-0000, P66997 / 3939-002-049-0009 and P130243 / 330628-1-001-1000**

Lots 49, 48, 47 and 46, Block 2, Lake Cavanaugh Subdivision Number 3, as recorded in Volume 6 of Plats, Pages 25 through 31, inclusive, records of Skagit County, State of Washington.

TOGETHER WITH that portion of the Southwest quarter of the Northeast quarter of Section 28, Township 33 North, Range 6 East, W.M., described as follows:

BEGINNING at the Northeast corner of said subdivision, which is identical with the Northwest corner of Lot 49, Block 2, Lake Cavanaugh Subdivision Number 3, as recorded in Volume 6 of Plats, Pages 25 through 31, inclusive, records of Skagit County, State of Washington; thence South 0° 15' 29" East along the West line of Lots 47, 48 and 49 a distance of 338.18 feet to the most Southwesterly corner of Lot 47 of said block and plat; thence North 56° 38' 30" West on a Northwesterly projection of the South line of said Lot 47 a distance of 60.04 feet thence North 0° 15' 29" West a distance of 305.33 feet to the North line of the Southwest quarter of the Northeast quarter of said Section 28; thence South 89° 34' 47" East along said North line a distance of 50.00 feet to the True Point of Beginning.

Situate in the County of Skagit, State of Washington.

EXHIBIT "B"
Exceptions

1. Easement granted by English Lumber Company to State Division of Forestry regarding maintenance of a Forest Protection road, including the terms, covenants and provisions thereof

Recording Date: October 17, 1938
Recording No.: 306699
2. Rights of Bald Mountain Mill Company as disclosed by document, including the terms, covenants and provisions thereof

Recording Date: June 1, 1945
Recording No.: 380724
3. 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 Lake Cavanaugh Div. No. 3:

Recording No: 420716
4. Easement and agreement, including the terms, covenants and provisions thereof

Recording Date: May 25, 2005
Recording No.: 200505250078
5. Protected critical area site plan, including the terms, covenants and provisions thereof

Recording Date: June 8, 2005
Recording No.: 200506080003
6. 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: 200506100144
7. Lot Certificate, including the terms, covenants and provisions thereof

EXHIBIT "B"Exceptions
(continued)

- Recording Date: August 22, 2005
Recording No.: 200508220025
8. Title Notification, including the terms, covenants and provisions thereof
- Recording Date: August 22, 2005
Recording No.: 200508220026
9. Title notification, including the terms, covenants and provisions thereof
- Recording Date: August 22, 2005
Recording No.: 200508220027
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 for Boundary Line Adjustment :
- Recording No: 201009280099
11. Quit Claim Deed for Boundary Line Adjustment, including the terms, covenants and provisions thereof
- Recording Date: September 28, 2010
Recording No.: 201009280100
12. Amended and Restated Easement, including the terms, covenants and provisions thereof
- Recording Date: July 20, 2017
Recording No.: 201707200075
13. 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.
14. City, county or local improvement district assessments, if any.