

When recorded return to:

Tyler and Keana Ricci
PO BOX 624
Monroe, WA 98272

STATUTORY WARRANTY DEED

LTCO : 203619-LT
Order No.: 21-3937WA
Title Order No.: 21-3937WA

THE GRANTOR(S)

Violet Simonson, f/k/a Violet Michels, and Dean LeRoy Simonson, a married couple now and since the time of acquiring title

for and in consideration of TEN DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys, and warrants to

Tyler Ricci and Keana Ricci, a married couple

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

Parcel A:

Lot 14, Block 2, "Lake Cavanaugh No. 3" according to the official plat recorded under Auditor's File No. 420716, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

Parcel B:

Lot 15, Block 2, "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.

Situate in the County of Skagit, State of Washington.

Tax Parcel No(s): 3939-002-014-0000/P66965 and 3939-002-015-0009/P66966

SUBJECT TO ALL THOSE EASEMENTS, COVENANTS AND RESTRICTIONS ATTACHED HERETO AND INCORPORATED HEREIN.

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 2022-223
Jan 20 2022
Amount Paid \$1765.00
Skagit County Treasurer
By Lena Thompson Deputy

LPB 10-05
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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.
(Affects all of the premises subject to such submergence.)
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. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: English Lumber Company

Purpose: To construct and maintain a road for forest protection purposes

Area Affected: Over and across said subdivision

Recorded: March 30, 1937

Auditor's No.: 288266

Dated: January 19th, 2022

[Signature]
Violet Simonson

[Signature]
Dean Simonson

State of Washington
County of King

I certify that I know or have satisfactory evidence that Violet Simonson and Dean Simonson is the person(s) who appeared before me and said person(s) acknowledged that he/she/they signed this instrument and acknowledged it to be his/her/their free and voluntary act and deed for the uses and purposes mentioned herein.

Dated 1/19/2022

[Signature]

Notary Public in and for the State of Washington
Residing at: Seattle
Appointment Expiration: 2-10-2025

