

When recorded return to:

Benjamin Orton and Alisha Orton
25661 Lake Cavanaugh Road
Mount Vernon, WA 98274

GNW 22-14771

STATUTORY WARRANTY DEED

THE GRANTOR(S) Leslie L. Clark and Roxann M. Clark, husband and wife, 25661 Lake Cavanaugh Road, Mount Vernon, WA 98274,

for and in consideration of ten dollars and other valuable consideration

in hand paid, conveys, and warrants to Benjamin Orton and Alisha Orton, 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.

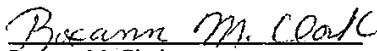
Abbreviated legal description: Property 1:
Section 17, Township 33 North, Range 5 East - Ptn. NE

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): P18097 and P123293

Dated: 9/29/22


Leslie L. Clark


Roxann M. Clark

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20224039

Sep 30 2022

Amount Paid \$14601.00
Skagit County Treasurer
By Lena Thompson Deputy

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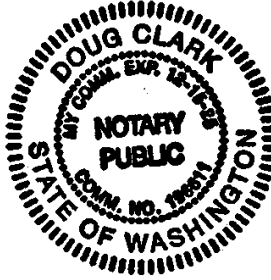
STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on 29th day of September, 2022 by Leslie L. Clark and Roxann M. Clark.

Doug Clark
Signature

Notary Public
Title

My commission expires: 12-15-25



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**EXHIBIT A
LEGAL DESCRIPTION**

Property Address: 25661 Lake Cavanaugh Road, Mount Vernon, WA 98274

Tax Parcel Number(s): P18097 and P123293

Property Description:

That portion of the Northeast $\frac{1}{4}$ of Section 17, Township 33 North, Range 5 East, W.M., lying Northeasterly of "Lake Cavanaugh Road", more fully described as follows:

Commencing at the Northeast corner of said Section 17; thence South along the East line of said Section 393.94 feet; thence North $89^{\circ}16'28''$ West, 1073.96 feet to the true point of beginning; thence South $89^{\circ}16'28''$ East, 1073.96 feet to the East line of said Section 17; thence South $0^{\circ}37'29''$ West, along the East line of said Section, 447.95 feet; thence North $89^{\circ}22'15''$ West, 730.93 feet; thence South $57^{\circ}02'07''$ West, 971.16 feet to the Northeasterly right-of-way line of Lake Cavanaugh Road; thence Northwesterly along said right-of-way line, 645.22 feet, more or less, to a point which lies South $61^{\circ}54'01''$ West of the point of beginning; thence North $61^{\circ}54'01''$ East, 815.26 feet, to the point of beginning;

EXCEPT roads and/or right-of-ways.

(Also known as Lot "B" of that un-recorded boundary line adjustment map)

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EXHIBIT B

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10. RESERVATIONS AND/OR EXCEPTIONS CONTAINED IN INSTRUMENT:

Executed by: The Union Lumber Company

Recorded: June 21, 1913

Auditor's No: 97183 (Vol. 92, pg. 273)

11. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: The Atlas Lumber Company

Dated: October 20, 1913

Recorded: October 20, 1913

Auditor's No: 99016

Purpose: Railroad

Area Affected: The North 1/2 of the Southeast 1/4 of Section 17

Said document contains the following clause:

"...at any time the said Company, their successors or assigns shall abandon said right of way, the same shall revert to the Bass Lumber Company or their successors or assigns."

12. RESERVATION CONTAINED IN INSTRUMENT

Executed by: English Lumber Company, a Washington corporation

Dated: February 4, 1929

Recorded: March 12, 1929

Auditor's No.: 220972

As Follows:

Reserving, however, unto the grantor, its successors and assigns, all coal, minerals, mineral ores and valuable deposits of oil and gas in said lands now known or hereafter discovered, with the right to prospect for, extract and remove the same; provided, however, that the grantor, its successors or assigns, shall pay to the grantees, their heirs or assigns, any damage caused to the surface of said lands by the extraction or removal of any such coal, minerals, mineral ores, oil or gas, and by the operations of prospecting for and mining the same.

13. RESERVATION, INCLUDING THE TERMS AND CONDITIONS THEREOF:

In Favor Of: Geo. I. Dunlap, as Treasurer of Skagit County, State of Washington

Purpose: Reserving all existing roads and Railroad Grades, if

any, over the above described property

Dated: July 15, 1937

Recorded: July 19, 1937

Auditor's File No.: 292469

Official Records: Volume 172, page 326

Affects: Northeast 1/4 of the Northeast 1/4

14. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: United States of America

Purpose: Erect, maintain, etc. one or more electric power transmission lines, etc.

Area Affected: A strip of land 125 feet in width running over and across a portion of the subject property

Dated: January 24, 1946

Recorded: January 30, 1946

Auditor's File No.: 387798

Deed Records: Volume 206, page 284

Affects: Northeast 1/4 of the Northeast 1/4

15. Right-of-way for pipeline over, across, and through a portion of said premises, as granted to Pacific Northwest Pipeline Corporation, a Delaware corporation, by instrument recorded September 14, 1956, under

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Auditor's File No. 541540.

(Affects that portion in the Northeast ¼ of the Northwest ¼)

16. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Pacific Northwest Pipeline Corporation, a Delaware corporation

Dated: October 2, 1957

Recorded: January 8, 1958

Auditor's No.: 560454

Purpose: Road purposes

Area Affected: West ½ of the Northeast ¼ of Section 17, Township 35 North, Range 4 East, W.M.

17. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: United States of America

Purpose: Erect, maintain, etc. one or more line(s) of electric transmission structures, etc.

Area Affected: A strip of land 137.5 feet in width, lying on the Northeasterly side of and adjoining that certain existing 125 foot strip of land as set forth in Paragraph B

Dated: April 22, 1963

Recorded: April 29, 1963

Auditor's No.: 635159

Deed Records: Volume 330, page 234

Area Affected: Northeast ¼ of the Northeast ¼

18. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: United States of America

Recorded: May 1, 1946

Auditor's No.: 391280

Purpose: Transmission line

Area Affected: Strip of land 125 feet in width

19. EASEMENT AND PROVISIONS THEREIN:

Grantee: Puget Sound Power & Light Company

Dated: June 8, 1924

Recorded: September 26, 1924

Auditor's No.: 177547

Purpose: Right to enter said premises to operate, maintain, repair, underground electric transmission and/or distribution system, together with the right to remove brush, trees and landscaping which may constitute a danger to said lines.

20. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: State of Washington, Division of Forestry

Dated: June 4, 1940

Recorded: July 3, 1940

Auditor's No.: 327179

Purpose: Construct and maintain a telephone line for forest protection purposes only

Area Affected: Property herein described, and other property

21. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: United States of America

Dated: June 22, 1946

Recorded: June 25, 1946

Auditor's No.: 393287

Purpose: Fourteen (14) foot access road

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Area Affected: Property herein described, and other property

22. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: H. Chapin Dykers and Anne Dykers, and Obert Dykers,
and Buse Timber and Sales, Inc.

Dated: January 25, 1962

Recorded: January 25, 1962

Auditor's No.: 617235

Purpose: Logging Road

Area Affected: Property herein described, and other property

23. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: United States of America and its assigns

Recorded: April 5, 1973

Auditor's No.: 783405

Purpose: Transmission line easement; Perpetual easement and right to enter and erect, maintain, repair, rebuild,
operate electric power transmission structures and appurtenant signal lines

24. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: United States of America

Dated: April 23, 1963

Recorded: May 14, 1963

Auditor's No.: 635859

Purpose: Transmission line easement; Perpetual easement and right to enter and erect, maintain, repair, rebuild,
operate and patrol one or more line(s) of electric power transmission structures and appurtenant signal lines

Area Affected: A portion of the Southeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 17, Township 35 North, Range 5
East, W.M.; "As Built"

25. RESERVATION CONTAINED IN INSTRUMENT:

Executed by: Pope & Talbot, Inc., a Delaware corporation

Recorded: November 6, 1986

Auditor's No.: 8611060037

As Follows:

Reserving to Seller, its successors and assigns, forever, the full, complete and absolute rights to all oils, gases,
coal, fossils, metals and minerals of every name and nature and other hydrocarbon substances, including all
geothermal steam and heat in or upon said land or any part hereof, not otherwise previously reserved in
instruments of record, with the right of entry upon said land to prospect and explore for and also to take, mine
and remove the same, provided said purchaser, its successors and assigns shall be reasonably compensated for all
damage done to the surface of said land and the improvements thereon in carrying on any of such operations.

26. RESERVATION CONTAINED IN INSTRUMENT:

Executed by: Pope & Talbot, Inc., a Delaware corporation

Recorded: November 10, 1986

Auditor's No.: 8611100061

As Follows:

Reserving to Seller, its successors and assigns, forever, the full, complete and absolute rights to all oils, gases,
coal, fossils, metals and minerals of every name and nature and other hydrocarbon substances, including all
geothermal steam and heat in or upon said land or any part hereof, not otherwise previously reserved in
instruments of record, with the right of entry upon said land to prospect and explore for and also to take, mine
and remove the same, provided said purchaser, its successors and assigns shall be reasonably compensated for all
damage done to the surface of said land and the improvements thereon in carrying on any of such operations.

27. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Merrill & Ring, its successors, permittees and licensees

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Dated: January 1, 2001
Recorded: January 19, 2001
Auditor's No.: 200101190061
Purpose: Road
Area Affected: A portion of the subject property

28. ROAD EASEMENT AND/OR AGREEMENTS AS INCLUDED IN THAT INSTRUMENT:

Recorded: January 19, 2001
Auditor's No.: 200101190062
First Party: Merrill & Ring
Second Party: Noretap

29. REGULATORY NOTICE/AGREEMENT THAT MAY INCLUDE COVENANTS, CONDITIONS AND RESTRICTIONS AFFECTING THE SUBJECT PROPERTY: Recorded: November 27, 2000 Auditor's File No.: 200011270085 Document Title: Title Notification Regarding: Development Activities On or Adjacent to Designated Natural Resource Lands 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.

30. Lot certification, including the terms and conditions thereof, recorded September 29, 2005 as Auditor's File No. 200509290132. Reference to the record being made for full particulars. The company makes no determination as to its affects.

31. Regulatory notice/agreement regarding Administrative Variance PL05-0848 that may include covenants, conditions and restrictions affecting the subject property, recorded February 15, 2006 as Auditor's File No. 200602150145.

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.

32. Regulatory notice/agreement regarding Administrative Variance PL06-0436 that may include covenants, conditions and restrictions affecting the subject property, recorded July 11, 2006 as Auditor's File No. 200607110126. 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.

33. Any and all offers of dedications, conditions, restrictions, easements, fence line/boundary discrepancies and encroachments, notes, provisions and/or any other matters as disclosed and/or delineated on the face of the following plat/short plat/survey named Survey recorded September 21, 2009 as Auditor's File No. 200909210078.

34. Regulatory notice/agreement regarding Administrative Variance PL10-0032 that may include covenants, conditions and restrictions affecting the subject property, recorded May 7, 2010 as Auditor's File No. 201005070048. 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.

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35. Lot certification, including the terms and conditions thereof, recorded May 18, 2022 as Auditor's File No. 202205180067. Reference to the record being made for full particulars. The company makes no determination as to its affects.

36. Regulatory notice/agreement regarding Proof of Mitigated Water Supply (Existing User) that may include covenants, conditions and restrictions affecting the subject property, recorded June 2, 2022 as Auditor's File No. 202206020070 .

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.