

When recorded return to:
Kyle Young
Three Wize Men, LLC
4665 Stoney Brook Lane
Bellingham, WA 98229

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620052753

CHICAGO TITLE
420052753

STATUTORY WARRANTY DEED

THE GRANTOR(S) Michael Carroll and Monique R. Carroll, husband and wife
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Three Wize Men, LLC, a Washington limited liability company

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.)

LT 114, BLK 1 & LT 75, BLK 3, LAKE CAVANAUGH SUBDIVISION NO. 2

Tax Parcel Number(s): P66594 / 3938-001-114-0002, P66728 / 3938-003-075-0005

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20224324

Oct 24 2022

Amount Paid \$4469.00
Skagit County Treasurer
By Lena Thompson Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: October 20, 2022



Michael Carroll

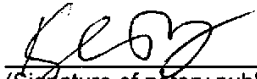


Monique R. Carroll

State of WA

County of Snohomish

This record was acknowledged before me on 10-22-22 by Michael Carroll and Monique R. Carroll.



(Signature of notary public)
Notary Public in and for the State of WA
My appointment expires: 9-11-23

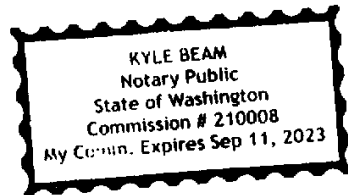


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P66594 / 3938-001-114-0002 and P66728 / 3938-003-075-0005

Parcel A:

Lot 114, Block 1, Lake Cavanaugh Subdivision No. 2, as per Plat recorded in Volume 5 of Plats, pages 49 through 54, inclusive, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

Parcel B:

Lot 75, Block 3, Lake Cavanaugh Subdivision No. 2, as per Plat recorded in Volume 5 of Plats, pages 49 through 54, inclusive, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

EXHIBIT "B"
Exceptions

1. 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 purposes
 - Recording Date: March 30, 1937
 - Recording No.: 288266
 - Affects: as described in said instrument

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 purposes
 - Recording Date: October 17, 1938
 - Recording No.: 306699
 - Affects: as described in said instrument

3. Covenants, conditions, restrictions and easements 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, 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: October 3, 1945
 - Recording No.: 383721

No determination has been made as to the current ownership or other matters affecting said reservations.

4. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, 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 No. 2:
 - Recording No: 396262

5. Plat Lot Record of Certification and the terms and conditions thereof:
 - Recording Date: September 15, 2020
 - Recording No.: 202009150110

EXHIBIT "B"Exceptions
(continued)**6. NOTICE OF ON-SITE SEWAGE SYSTEM OPERATION AND MAINTENANCE REQUIREMENTS**

Recording Date: December 3, 2019
Recording No.: 201912030080

7. 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."

8. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.**9. City, county or local improvement district assessments, if any.**

Form 22P
Skagit Right-to-Manage Disclosure
Rev. 10/14
Page 1 of 1

**SKAGIT COUNTY
RIGHT-TO-MANAGE
NATURAL RESOURCE LANDS DISCLOSURE**

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Northwest Multiple Listing Service
ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated September 22, 2022

between Kyle Young and or Assigns ("Buyer")

Buyer

Buyer

and Michael B Carroll Monique R Carroll ("Seller")

Seller

Seller

concerning 33835 S Shore Dr Mount Vernon WA 98274 (the "Property")

Address

City

State

Zip

Buyer is aware that 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.

Seller and Buyer authorize and direct the Closing Agent to record this Disclosure with the County Auditor's office in conjunction with the deed conveying the Property.

Authenticat
Kyle Young 09/22/2022

Buyer

Date

Michael B Carroll
Buyer Date

Authenticat
Monique R Carroll 09/23/2022

Seller

Date

Authenticat
Monique R Carroll 09/22/2022

Seller

Date