

When recorded return to:

Rebecca Scales and Brian Mathew Cavanaugh
21891 Cedardale Road
Mount Vernon, WA 98274

GNW 22-17193

STATUTORY WARRANTY DEED

THE GRANTOR(S) Robert W. Caswell and Denise A. Caswell, a married couple, 2610 East Section #45, Mount Vernon WA 98274,

for and in consideration of ten dollars and other valuable consideration

in hand paid, conveys, and warrants to Rebecca Scales, an unmarried woman and Brian Cavanaugh, an unmarried man as joint tenants with right of survivorship.

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 20, Township 33 North, Range 4 East; Ptn. West 1/2 (aka Lot 2, Short Plat No. 17-89)

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): P1700^{*9} and P134145

Dated: 11-3-22
Robert W. Caswell
Denise A. Caswell

The grantees, by signing the acceptance below, evidence their intention to acquire said premises as Joint tenants with the right of survivorship, and not as tenants in common.

Accepted and Approved:
Rebecca Scales
Brian Mathew Cavanaugh

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20224506
Nov 04 2022
Amount Paid \$9162.00
Skagit County Treasurer
By Lena Thompson Deputy

Statutory Warranty Deed
LPB 10-05

Order No.: 22-17193-TJ

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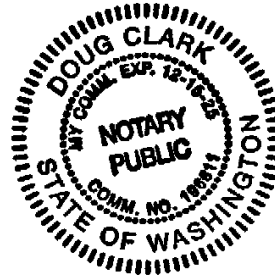
STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on 3 day of November, 2022 by Robert W. Caswell and Denise A. Caswell.

Doug Clark
Signature

Notary Public
Title

My commission expires: 12-15-25



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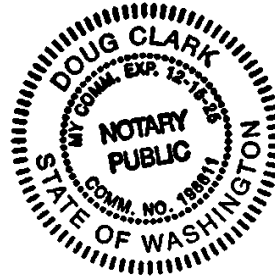
STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on 3rd day of November, 2022 by Rebecca Scales and Brian Cavanaugh.

Doug Clark
Signature

Notary Public
Title

My commission expires: 12-15-25



UNOFFICIAL DOCUMENT

EXHIBIT A
LEGAL DESCRIPTION

Property Address: 21891 Cedardale Road, Mount Vernon, WA 98274
Tax Parcel Number(s): P17006 and P134145

Property Description:

Lot 2, Skagit County Short Plat No. 17-89, approved April 27, 1989 and recorded April 27, 1989 in Book 8 of Short Plats, page 122, under Auditor's File No. 8904270016. Being a portion of the West 1/2 of Section 20, Township 33 North, Range 4 East, W.M.,

EXCEPT that portion described as follows:

Beginning at the Northeast corner of said Lot 2 of said Short Plat No. 17- 89;
thence West 257.15 feet along the North line of said Lot 2 to the true point of beginning;
thence West 230.00 feet along said North line to the Northwest corner of said Lot 2;
thence South 0 degrees 10'22" East 185.26 feet along the West line of said Lot 2 and the Southerly projection thereof to a point on the North line of Lot 1 of said Short Plat No. 17-89;
thence South 87 degrees 59'18" East 10.01 feet along said North line of Lot 1 to the Northeast corner thereof;
thence South 0 degrees 10'22" East 211.11 feet along said Lot line to an angle point in said line;
thence South 81 degrees 00'27" East 222.84 feet along said Lot line to a point which bears South 0 degrees 10'22" East from the true point of beginning;
thence North 0 degrees 10'22" West 431.55 feet to the point of beginning.

TOGETHER WITH a 40.00 foot wide easement for ingress, egress and utilities being 20.00 feet on either side of the centerline of an existing East-West gravel drive over the above excepted portion of said Lot 2.

TOGETHER WITH a non-exclusive easement for ingress and egress as granted by instrument recorded August 16, 2000, under Auditor's File No. 200008160004.

Situate in the County of Skagit, State of Washington.

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EXHIBIT B

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1. Easement affecting a portion of subject property for utility lines and related facilities and provisions therein, granted to Puget Sound Energy and/or its predecessors, recorded April 21, 1944, as Auditor's File No. 370839.
2. Easement, including terms and provisions thereof affecting a portion of subject property for the purpose of electronic transmission and/or distribution line, and communications cables and facilities,, in favor of Public Utility District No.1 of Snohomish County, recorded October 31, 1966 as Auditor's File No. 690323.
3. Conveyance to the State of Washington all rights of ingress and egress, including all existing, future or potential easements of access, light, view and air, to, from and between Primary State Highway No. 1 and the property herein described, by instruments filed as Auditor's File Nos. 539330, 539331, 539334, 539339 and 639340, respectively.
4. Relinquishments of access to State Highway No. SR 5 and of light, view and air by Deed to State of Washington, recorded November 4, 1963 under Auditor's File No. 720011.
5. Agreement, affecting subject property, regarding The installation of a sand filter sewage system and the terms and provisions thereof between Curtis F. Ozaki and Skagit County, recorded February 9, 1983 as Auditor's File No. 8302090001.
6. Easement affecting a portion of subject property for utility lines and related facilities and provisions therein, granted to Puget Sound Energy and/or its predecessors, recorded June 10, 1983, as Auditor's File No. 8306100057.
7. Easement, affecting a portion of subject property for the purpose of The right, privilege and authority to place, construct, maintain, inspect, reconstruct, repair, replace, remove and keep obstacles clear from Grantee's facilities consisting of underground communication lines. including terms and provisions thereof granted to Pacific Northwest Bell Telephone Company, a Washington Corporation recorded September 14, 1987 as Auditor's File No. 8709140007
8. Terms and conditions of Variance No. V-83-039.ORD, recorded January 30, 1989 as Auditor's File No. 8901300028.
9. 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 Short Plat No. 17-89 recorded April 27, 1989 as Auditor's File No. 8904270016.
10. Easement, affecting a portion of subject property for the purpose of Ingress, egress and utilities including terms and provisions thereof granted to Robert E. Onweller and Hideko J. Onweller, husband and wife recorded May 12, 1989 as Auditor's File No. 8905120012
11. Easement, affecting a portion of subject property for the purpose of Existing gravel drive including terms and provisions thereof recorded April 10, 1990 as Auditor's File No. 9004100104
12. Easement affecting a portion of subject property for utility lines and related facilities and provisions therein, granted to Puget Sound Energy and/or its predecessors, recorded July 24, 1992, as Auditor's File No. 9207240164.
13. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, dedications, building setback lines, notes, statements, and other matters, if any, but omitting

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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 Short Plat 94-039:

Recording No: 9806050056

14. Easement, affecting a portion of subject property for the purpose of A non-exclusive easement for the construction, reconstruction, repair, maintenance of a dike, over, under, along and across the following described tract in Skagit County, Washinton including terms and provisions thereof granted to Skagit County Dike District #3, a Municipal Corporation, its successors and assigns recorded September 16, 2002 as Auditor's File No. 200209160177

15. Easement, affecting a portion of subject property for the purpose of Ingress, egress and utilities including terms and provisions thereof granted to Wylie, Inc., a Washington corporation recorded March 12, 2008 as Auditor's File No. 200803120081