



201304040080

Skagit County Auditor

4/4/2013 Page 1 of 3 2:01PM

When recorded return to:

Philip J South and Kathleen M South
34114 South Shore Drive
Mount Vernon, WA 98274

Filed for record at the request of:



CHICAGO TITLE
COMPANY

620018192

425 Commercial
Mount Vernon, WA 98273

Escrow No.: 620018192

STATUTORY WARRANTY DEED

THE GRANTOR(S) Richard P Chandler and Linda S Chandler, 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 Philip J South and Kathleen M South, husband and wife

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

Lots 49 and 50, Block 3, LAKE CAVANAUGH SUBDIVISION, DIVISION NO. 2, according to the
plat thereof recorded in Volume 5 of Plats, pages 49 through 54, inclusive, records of Skagit
County, Washington, EXCEPT the West 10 feet of said Lot 50.

Situate in the County of Skagit, State of Washington

Abbreviated Legal: (Required if full legal not inserted above.)

Tax Parcel Number(s): 3938-003-050-0004, P66703

Subject to:

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

Dated: April 2, 2013

Richard P Chandler

Linda S Chandler

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20131194

APR 04 2013

Amount Paid \$ 4099.⁰⁰
Skagit Co. Treasurer
By *MAM* Deputy

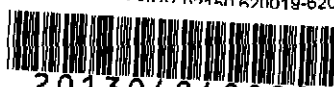
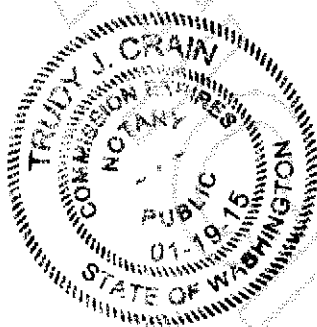
STATUTORY WARRANTY DEED
(continued)

State of Wash
County of Skagit

I certify that I know or have satisfactory evidence that
Richard P. Chandler + Lisa S. Chandler
is/are 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
for the uses and purposes mentioned in this instrument.

Dated: 4-2-13

[Signature]
Name: _____
Notary Public in and for the State of Wash
Residing at: _____
My appointment expires: 1-19-15



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EXHIBIT "A"
Exceptions

1. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, 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 face of said PLAT LAKE CAVANAUGH SUBDIVISION, DIVISION NO. 2:

Recording No: VOLUME 5 of PLATS, pages 49 through 50

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: construct and maintain a road for forest protection purposes
Recording Date: March 30, 1937
Recording No.: 28826

3. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Puget Sound Pulp and Timber
Recording Date: October 3, 1945
Recording No.: 383721

4. Covenants, conditions and restrictions 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: August 19, 1996
Recording No.: 9608190001

City, county or local improvement district assessments, if any.

SKAGIT COUNTY RIGHT TO FARM ORDINANCE:

If your real property is adjacent to property used for agricultural operations, or included within an area zoned for agricultural purposes, you may be subject to inconvenience or discomfort arising from such operations, including but not limited to, noise, odors, flies, fumes, dust, smoke, the operation of machinery of any kind during a twenty-four (24) hour period (including aircraft), the storage and disposal of manure, and the application by spraying or otherwise of chemical fertilizers, soil amendments, herbicides and pesticides. Skagit County has determined that the use of real property for agricultural operations is a high priority and favored use to the county and will not consider to be a nuisance those inconveniences or discomforts arising from agricultural operations, if such operations are consistent with commonly accepted good management practices and comply with local, State and Federal laws.



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