

When recorded return to:
David C. Murr and Kimberli A. Murr
527 Island View Drive
Camano Island, WA 98282



201603170051
Skagit County Auditor \$77.00
3/17/2016 Page 1 of 5 2:03PM

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620026503

CHICAGO TITLE
620026503 STATUTORY WARRANTY DEED

THE GRANTOR(S) Cavanaugh Vistas LLC, a Washington limited liability company
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration

in hand paid, conveys, and warrants to David C. Murr and Kimberli A. Murr, husband and wife

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

Lot 1, SKAGIT COUNTY SHORT PLAT NO. PL-06-0514, recorded August 15, 2007 under
Auditor's File No. 200708150159, records of Skagit County, Washington.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P64020 / 3875-000-001-0005

Subject to:

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

Dated: 3/16/16

Cavanaugh Vistas LLC

BY:

Jeffrey J. Miller
Member

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2016 882
MAR 17 2016

Amount Paid \$ 1,073.00
Skagit Co. Treasurer
By *hcm* Deputy

STATUTORY WARRANTY DEED

(continued)

State of Wash

County of Skagit

I certify that I know or have satisfactory evidence that Jeffrey J. Miller

is/are the person(s) who appeared before me, and said person acknowledged that (he/she/they) signed this instrument, on oath stated that (he/she/they) was authorized to execute the instrument and acknowledged it as the Sole Member of Cavanaugh Vistas LLC to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 3-16-16

Name: Trudy J. Crain

Notary Public in and for the State of WASH

Residing at: Ashe St

My appointment expires: 1-19-19

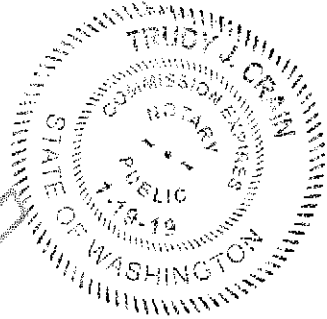


EXHIBIT "A"
Exceptions

1. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: March 30, 1937
Auditor's No(s): 288264, records of Skagit County, Washington
In favor of: V. M. Lee and P. T. Lee
For: Construct and maintain a road for forest protection purposes only
2. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: March 30, 1937
Auditor's No(s): 288266, records of Skagit County, Washington
In favor of: English Lumber Company
For: Construct and maintain a road for forest protection purposes only
3. Exceptions and reservations contained in Deed whereby the Grantor excepts and reserves all oils, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working mines, etc., provided that no rights shall be exercised until provision has been made for full payment of all damages sustained by reason of such entry;
Together With the right, upon paying reasonable compensation, to acquire rights of way for transporting and moving products from other lands, contained in Deed
From: The State of Washington
Recorded: November 15, 1940
Auditor's No.: 331967, records of Skagit County, Washington
Executed By: English Lumber Company, a Washington Corporation
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 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, mineral, ores, oil or gas and by the operations of prospecting for and mining the same.
4. Covenants, conditions, and restrictions contained in instrument(s), but omitting any covenant, condition or restriction based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicap persons;
Recorded: February 20, 1920
Auditor's No(s): 139710, records of Skagit County, Washington
Executed By: Western Power Company
5. Covenants, conditions, and restrictions contained in instrument(s), but omitting any covenant, condition or restriction based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicap persons;
Recorded: November 15, 1940
Auditor's No(s): 331967, records of Skagit County, Washington
6. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, 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 CAVANAWOOD SUBDIVISION NO. 1:

Recording No: 423527
7. As to any portion of said land now, formerly or in the future covered by water: Questions or adverse claims related to (1) lateral boundaries of any tidelands or shorelands; (2) shifting in course, boundary or location of the body of water; (3) rights of the State of Washington if the body of water is or was navigable; and (4) public regulatory and recreational rights (including powers of the USA) or private riparian rights which limit or prohibit use of the land or water
8. Public and private easements, if any, over vacated portion of said premises

EXHIBIT "A"

Exceptions (continued)

9. Easement, including the terms and conditions thereof, reserved by instrument(s);
Recorded: July 24, 2002
Auditor's No(s): 200207240027, records of Skagit County, Washington
In favor of: State of Washington
For: An easement in gross is hereby reserved within the vacated right-of-way for all existing and future utilities, including extensions and improvements thereto, and recognition of any franchises of records
Affects: Vacated portion of said premises
10. Record of Survey
Recorded: March 22, 2002
Auditor's File No.: 200203220173, records of Skagit County, Washington
Affects: Said premises and other property
11. Plat Lot of Record Certification including the terms, covenants and provisions thereof
Recording Date: October 7, 2005
Recording No.: 200510070009
12. Plat Lot of Record Certification including the terms, covenants and provisions thereof
Recording Date: October 7, 2005
Recording No.: 200510070010
13. Boundary Line Adjustment-Quit Claim Deed including the terms, covenants and provisions thereof
Recording Date: July 19, 2006
Recording No.: 200607190068

Affidavit of Minor Correction of Boundary Line Adjustment
Recording Date: September 5, 2006
Recording No.: 200609050016 being a re-recording of 200608250116
14. Title Notification - Development Activities On or Adjacent to Designated Natural Resource Lands including the terms, covenants and provisions thereof
Recording Date: August 10, 2006
Recording No.: 200608100073
15. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, 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 SKAGIT COUNTY SHORT PLAT NO. PL-06-0514:

Recording No: 200708150159
16. Plat Lot of Record Certification including the terms, covenants and provisions thereof
Recording Date: August 15, 2007
Recording No.: 200708150160
17. Easements for Access and Utilities including the terms, covenants and provisions thereof
Recording Date: August 15, 2007
Recording No.: 200708150161
18. Protected Critical Area Easement including the terms, covenants and provisions thereof
Recording Date: August 15, 2007
Recording No.: 200708150162

EXHIBIT "A"

Exceptions (continued)

19. 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: September 12, 2007
Recording No.: 200709120116

20. 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: December 8, 2006
Recording No.: 200612080123

21. Cavanaugh Vistas Easements & Maintenance Agreement

Recording Date: December 8, 2006
Recording No.: 200612080127