

When recorded return to:

Leif T. Hellenen and Kimberly J. Hellenen
33389 South Shore Drive
Mount Vernon, WA 98273



201806060072

06/06/2018 11:49 AM Pages: 1 of 3 Fees: \$76.00
Skagit County Auditor

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

4100 194th St. SW, #230
Lynnwood, WA 98036

Escrow No.: 620034118

CHICAGO TITLE
620034118

STATUTORY WARRANTY DEED

THE GRANTOR(S) Lloyd J. Johannessen, A Single Person

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Leif T. Hellenen and Kimberly J. Hellenen, husband and wife

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

Lot 154, Block 1, and Lot 115, Block 3, LAKE CAVANAUGH SUBDIVISION, DIVISION NO. 2,
according to the plat thereof recorded in Volume 5 of Plats, page 49, records of Skagit County,
Washington.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P66631 / 3938-001-154-0003, P66765 / 3938-003-115-0007

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2018 2405
JUN 06 2018

Amount Paid \$5345.⁰⁰
Skagit Co. Treasurer
By *[Signature]* Deputy

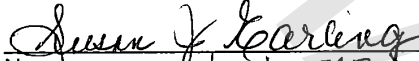
STATUTORY WARRANTY DEED
(continued)

Dated: May 25, 2018



Lloyd J. JohannessenState of WASHINGTON
County of SNOHOMISH

I certify that I know or have satisfactory evidence that Lloyd J. Johannessen is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: JUNE 5, 2018Name: SUSAN J. EARLINGNotary Public in and for the State of WAResiding at: EDMONDSMy appointment expires: 4.29.21**SUSAN J EARLING**
NOTARY PUBLIC
STATE OF WASHINGTON

My Commission Expires April 29, 2021

EXHIBIT "A"

Exceptions

1. 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: State Division of Forestry
For: To construct and maintain a road for forest protection purposes

Note: Exact location and extent of easement is undisclosed of record.

2. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: October 17, 1938
Auditor's No(s): 306699, records of Skagit County, Washington
In favor of: State Division of Forestry
For: To construct and maintain a road for forest protection purposes

Note: Exact location and extent of easement is undisclosed of record.

3. Easement, including the terms and conditions thereof, created by instrument(s);
Recorded: October 3, 1945
Auditor's No(s): 383721, records of Skagit County, Washington
In favor of: Puget Sound Pulp and Timber Co., a corporation
For: Right-of-way

4. 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 LAKE CAVANAUGH SUBDIVISION DIVISION NO. 2:

Recording No: 396262

5. 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.