

Escrow No. 95070

FILED FOR RECORD AT REQUEST OF
FIRST AMERICAN TITLE COMPANY
45661

WHEN RECORDED MAIL TO
STEPHEN ERIC SMITH
1713 N. 82ND
SEATTLE, WA 98103

628
9505120056

THIS SPACE RESERVED FOR RECORDER'S USE

RECORDED
REQUEST OF
FILED
95 MAY 12 P1:52
SKAGIT COUNTY
KATHY HILL

FIRST AMERICAN TITLE CO.

45661

STATUTORY WARRANTY DEED

LPB-10

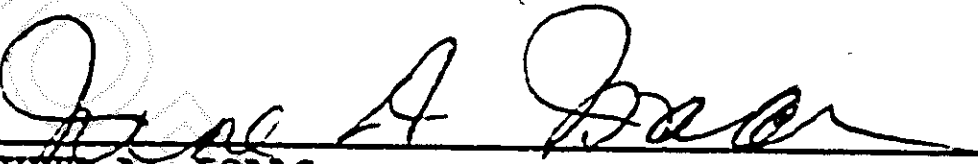
THE GRANTOR JUNE A. ISAAC, a married woman as her separate estate
for and in consideration of the sum of \$10.00 and other good and valuable consideration
in hand paid, conveys and warrants to STEPHEN ERIC SMITH AND ELINOR A. SMITH,
HUSBAND AND WIFE

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

LOTS 28 AND 29, INCLUSIVE, BLOCK 3, "LAKE CAVANAUGH SUBDIVISION, DIVISION NO.
2", ACCORDING TO THE RECORDED PLAT THEREOF IN THE OFFICE OF THE AUDITOR OF
SKAGIT COUNTY, WASHINGTON, IN VOLUME 5 OF PLATS, PAGES 49 TO 54, INCLUSIVE.

SUBJECT TO EASEMENTS, COVENANTS, RESTRICTIONS AND RESERVATIONS AS DESCRIBED IN EXHIBIT A,
WHICH IS ATTACHED HERETO AND INCORPORATED HEREIN BY THIS REFERENCE.

Dated: May 9, 1995


JUNE A. ISAAC

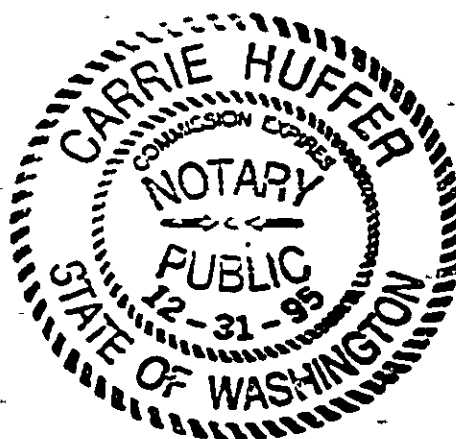
State of Washington } ss.
County of Skagit

I hereby certify that I know or have satisfactory evidence that JUNE A. ISAAC
is the person(s) who appeared before me, and said person(s) acknowledged that SHE
signed this instrument and acknowledged it to be HER free and voluntary act for
the uses and purposes mentioned in this instrument.

Dated: May 9, 1995


Notary Public in and for the State of Washington

residing at SEATTLE
My appointment expires 12/31/95



2034
SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax
PAID

MAY 12 1995

Amount Paid \$ 535.50
By: Skagit County Treasurer Deputy

9505120056 BK 1439 PG 0095

Schedule B-1

Order No. 45847

EXHIBIT "A"

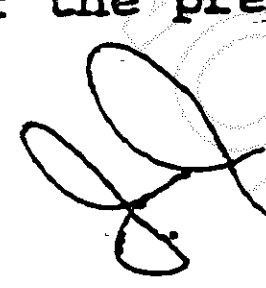
A. Restrictions contained in the plat of said subdivision, substantially as follows, but omitting restrictions, if any, based on race, color, religion or national origin:

(a) No noxious or offensive trade shall be carried on upon any lot nor shall anything be done thereon which may be or become an annoyance to the neighborhood.

(b) No lots shall be used for commercial business or manufacturing purposes.

(c) No building shall be constructed closer than 10 feet to any lot boundary.

B. Right of the general public to the unrestricted use of all the waters of a navigable body of water not only for the primary purposes of navigation, but also for corollary purposes, including (but not limited to) fishing, boating, bathing, swimming, water skiing and other related recreational purposes, as those waters may affect the tidelands, shorelands, or adjoining uplands, and whether the level of the water has been raised naturally or artificially to a maintained or fluctuating level, all as further defined by the decisional law of this state. (Affects all of the premises subject to such submergence.)



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