

AFTER RECORDING MAIL TO:  
JERRY E. WELCH  
13629 Rector Road  
Bow, WA 98232

KARIN HULL  
SKAGIT

99 JUL -9 A9:32

9907090002

RECORDED FILED  
IN JUNE OF

Filed for Record at Request of  
Norwest Escrow Company  
Escrow Number: M990269

FIRST AMERICAN TITLE CO.

59582-1

### Statutory Warranty Deed

Grantor(s): THOMAS A. SCHROERS, IRENE L. SCHROERS  
Grantee(s): JERRY E. WELCH, BARBARA L. WELCH  
Abbreviated Legal: PTN. TRACT A, "LAKE CAVANAUGH PARK", records of SKAGIT  
County, WA  
Additional legal(s) on page:  
Assessor's Tax Parcel Number(s): 3940-000-098-0018 (R67056)

THE GRANTOR THOMAS A. SCHROERS and IRENE L. SCHROERS, husband and wife  
for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION  
in hand paid, conveys and warrants to JERRY E. WELCH and BARBARA L. WELCH, husband and  
wife  
the following described real estate, situated in the County of SKAGIT, State of Washington:  
SCHEDULE "C" ATTACHED HERETO AND MADE A PART THEREOF

SUBJECT TO: SCHEDULE "B-1" ATTACHED HERETO AND MADE A PART THEREOF.

30290  
SKAGIT COUNTY WASHINGTON  
Real Estate Excise Tax  
PAID

Dated this 7th day of July, 1999

JUL 9 - 1999

By Thomas A. Schroers By  
THOMAS A. SCHROERS

Amount Paid \$ 9,180.00  
By Skagit County Treasurer  
Deputy

By Irene L. Schroers By  
IRENE L. SCHROERS  
STATE OF WASHINGTON  
County of SKAGIT SS:

I certify that I know or have satisfactory evidence that THOMAS A. SCHROERS & IRENE L.  
SCHROERS

are the person s who appeared before me, and said person s acknowledged that they  
signed this instrument and acknowledge it to be their free and voluntary act for the uses and purposes  
mentioned in this instrument.

Dated: July 8TH, 1999

Carrie Huffer  
CARRIE HUFFER  
Notary Public in and for the State of WASHINGTON  
Residing at BURLINGTON  
My appointment expires: DECEMBER 31, 1999



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LPB-10

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Order No. : 59582

SCHEDULE "C"

The land referred to herein is situated in the County of Skagit,  
State of Washington, and is described as follows:

Tract "A", "LAKE CAVANAUGH PARK", in Government Lot 1, Section  
36, Township 33 North, Range 6, East, W.M., and as per plat  
recorded in Volume 7 of Plats, page 63 and 64, Skagit County,  
Washington; BUT EXCLUDING the following described property:

Beginning at the Northeast corner of said Tract "A"; thence  
Westerly along the North line thereof, 70 feet; thence  
Southeasterly to a point on the Southerly line of said Tract  
that is 40 feet Westerly as measured along the Southerly line  
of said Tract from the Southeast corner thereof; thence  
Easterly to the Southeast corner of said Tract "A", thence  
North to the point of beginning.

TS.

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SCHEDULE "B-1"

EXCEPTIONS:

A. RESTRICTIONS CONTAINED ON THE FACE OF THE PLAT AS FOLLOWS:

"The owners do hereby declare the following covenants, limitations and restrictions as covenants running with the land in the "PLAT OF LAKE CAVANAUGH PARK", to wit:

All lots in said Plat shall be used for dwelling purposes only except that Tracts "A" and "C" may be used for ordinary commercial business; otherwise no dance hall, store, amusement resort, or commercial building whatsoever shall be placed on any lot, nor shall boats be permitted to be kept for public rental; and no lot shall be used for public parking of vehicles. No dock or boathouse shall be used for any commercial purposes or any public use. No building shall be erected on any residential lot nearer than 20 feet from the front street line of any lot nearer than 3 feet to any side lot line. No owner shall interfere with the reasonable use of the community beach for boating and other pleasure use of the owners in this Plat.

Sewage disposal approval in accordance with specifications of the Skagit County Health Department is required for each individual lot with a minimum setback from the lake of 50 feet.

No poultry or livestock shall be kept or maintained on Lots 1 through 16 abutting the waterfront; and Tracts "A" and "B".

Tract "B" is the undivided and common property of the owners of Lots 17 to 32, inclusive, in this Plat for joint recreational use and is not dedicated to the public. The development, maintenance and upkeep of said Tract "B" is the joint obligation of said lot owners and for purposes of taxation the assessed valuation is prorated and included in the assessed valuation of each of said lots."

and restrictions as covenants running with the land in the "PLAT OF LAKE CAVANAUGH PARK", to wit:

All lots in said Plat shall be used for dwelling purposes only except that Tracts "A" and "C" may be used for ordinary commercial business; otherwise no dance hall, store, amusement resort, or

B. Rights granted to Western Power Company by documents recorded February 28, 1920, under Auditor's File No. 139709 and 139710, substantially as follows:

"To perpetually back and hold water upon and over the land hereinafter described, and to overflow any such land and inundate the same."

*T.S.*

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