



199908270054

Kathy Hill, Skagit County Auditor

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WHEN RECORDED RETURN TO

STEVE M. MASON
33975 SOUTH SHORE DRIVE
MOUNT VERNON, WASHINGTON 98274



CHICAGO TITLE INSURANCE COMPANY

ISLAND TITLE CO. STATUTORY WARRANTY DEED

517192

SB-15000

Dated: AUGUST 23, 1999

THE GRANTOR

CAROL J. SMITH, A SINGLE WOMAN

for and in consideration of

TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION

in hand paid, conveys and warrants to

STEVE M. MASON AND KRIS T. MASON, HUSBAND AND WIFE

SKAGIT

the following described real estate situated in the County of ~~SNOWHOMISH~~ State of Washington:

Tax Account Number(s): 3938-001-101-0007 & 3938-003-062-0000

LOT 101, BLOCK 1 AND LOT 62, BLOCK 3, LAKE CAVANAUGH SUBDIVISION NO. 2,
ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 5 OF PLATS, PAGES 49
TO 54, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATED IN SKAGIT COUNTY, WASHINGTON.

SUBJECT TO: EXCEPTIONS SET FORTH ON ATTACHED EXHIBIT "A" AND BY
THIS REFERENCE MADE A PART HEREOF AS IF FULLY INCORPORATED
HEREIN.

31177
SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax
PAID

AUG 27 1999

Amount Paid \$ 2771.21
Skagit County Treasurer
By: *h2* Deputy

Carol J. Smith

CAROL J. SMITH

STATE OF WASHINGTON

SS

COUNTY OF Snohomish

ON THIS 25th DAY OF August, 1999 BEFORE ME, THE
UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY
COMMISSIONED AND SWORN, PERSONALLY APPEARED CAROL J. SMITH KNOWN
TO ME TO BE THE INDIVIDUAL(S) DESCRIBED IN AND WHO EXECUTED THE WITHIN
INSTRUMENT AND ACKNOWLEDGED THAT she SIGNED AND SEALED THE SAME AS
her FREE AND VOLUNTARY ACT AND DEED, FOR THE USES AND PURPOSES
HEREIN MENTIONED.

Patty A. Tomulty
NOTARY SIGNATURE

PRINTED NAME: Patty A. Tomulty
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
RESIDING AT Marysville
MY COMMISSION EXPIRES ON 2-1-02



QUALIFIED DOCUMENT



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CHICAGO TITLE INSURANCE COMPANY

EXHIBIT A

Escrow No.: 517192

SUBJECT TO:

EASEMENT, INCLUDING THE TERMS, COVENANTS, AND PROVISIONS THEREOF, GRANTED BY INSTRUMENT RECORDED MARCH 30, 1937 AND OCTOBER 17, 1938, AUDITOR'S NOS. 288266 AND 306699, RECORDS OF SKAGIT COUNTY, WASHINGTON, IN FAVOR OF STATE DIVISION OF FORESTRY FOR CONSTRUCTION AND MAINTENANCE OF A ROAD FOR FOREST PROTECTION PURPOSES, AND AFFECTS A PORTION OF SAID PREMISES; EXACT LOCATION IS NOT DISCLOSED OF RECORD.

AN UNRECORDED AGREEMENT AS DISCLOSED BY INSTRUMENT DATED JANUARY 1, 1945, RECORDED OCTOBER 3, 1945, AUDITOR'S NO. 383721, RECORDS OF SKAGIT COUNTY, WASHINGTON BY ENGLISH LUMBER COMPANY, AND BETWEEN PUGET SOUND PULP AND TIMBER COMPANY, PROVIDING FOR RIGHT-OF-WAY, THE EXACT LOCATION OF WHICH IS UNDISCLOSED OF RECORD.

RESTRICTIONS CONTAINED ON THE FACE OF SAID PLAT, AS FOLLOWS:

NO NOXIOUS OR OFFENSIVE TRADE SHALL BE CARRIED ON UPON ANY LOT NOR SHALL ANYTHING BE DONE THEREON WHICH MAY BECOME AN ANNOYANCE TO THE NEIGHBORHOOD.

NO LOGS SHALL BE USED FOR COMMERCIAL BUSINESS OR MANUFACTURING PURPOSES.

NO BUILDING SHALL BE CONSTRUCTED CLOSER THAN 10 FEET TO ANY LOT BOUNDARY.

ANY PROHIBITION OR LIMITATION ON THE USE, OCCUPANCY, OR IMPROVEMENT OF THE LAND RESULTING FROM THE RIGHTS OF THE PUBLIC OR RIPARIAN OWNERS TO USE ANY WATERS WHICH MAY COVER THE LAND OR TO USE ANY PORTION OF THE LAND WHICH IS NOW OR MAY FORMERLY HAVE BEEN COVERED BY WATER.

RIGHT OF USE, CONTROL, OR REGULATION BY THE UNITED STATE OF AMERICA IN THE EXERCISE OF POWER OVER NAVIGATION.

ANY QUESTION THAT MAY ARISE DUE TO SHIFTING OR CHANGE OF THE LINE OF HIGH WATER OF LAKE CAVANAUGH OR DUE TO SAID LAKE HAVING SHIFTED OR CHANGED ITS LINE OF HIGH WATER.

RIGHT OF THE STATE OF WASHINGTON IN AND TO THAT PORTION OF THE PROEPRTY DESCRIBED HREIN, IF ANY, LYING IN THE BED OR FORMER BED OF THE LAKE CAVANAUGH, IF NAVIGABLE.



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EXHIBIT3/RLM/121296