



199909090127

Kathy Hill, Skagit County Auditor

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WHEN RECORDED RETURN TO
C. DOUGLAS HODGES
33439 SOUTH SHORE DRIVE
MT VERNON, WASHINGTON 98273



ISLAND TITLE COMPANY SB-15124 ✓

CHICAGO TITLE INSURANCE COMPANY

STATUTORY WARRANTY DEED

310962

Dated: SEPTEMBER 7, 1999

THE GRANTOR

ROBERT H. GILLESPIE AND RHONDA L. GILLESPIE, HUSBAND AND WIFE

for and in consideration of

TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION

in hand paid, conveys and warrants to

C. DOUGLAS HODGES AND HEIDI A HODGES, HUSBAND AND WIFE

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

Tax Account Number(s): 3938-001-149-0001 & 3938-001-150-0007

LOTS 149 AND 150, BLOCK 1, LAKE CAVANAUGH SUBDIVISION, DIVISION NO. 2,
ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 5 OF PLATS, PAGE 49,
RECORDS OF SKAGIT COUNTY, WASHINGTON.

SIUTATED IN SKAGIT COUNTY, WASHINGTON.

SUBJECT TO: EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

31385
SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax

SEP 9 - 1999

Amount Paid \$ 9103.50
Skagit Co. Treasurer
By *[Signature]* Deputy

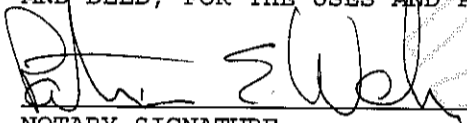
[Signature]
ROBERT H. GILLESPIE

[Signature]
RHONDA L. GILLESPIE

STATE OF WASHINGTON
COUNTY OF SNOHOMISH

SS

ON THIS 8TH DAY OF SEPTEMBER , 1999 BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED ROBERT H. GILLESPIE & RHONDA L. GILLESPIE KNOWN TO ME TO BE THE INDIVIDUAL(S) DESCRIBED IN AND WHO EXECUTED THE WITHIN INSTRUMENT AND ACKNOWLEDGED THAT THEY SIGNED AND SEALED THE SAME AS THEIR FREE AND VOLUNTARY ACT AND DEED, FOR THE USES AND PURPOSES HEREIN MENTIONED.



NOTARY SIGNATURE

PRINTED NAME: PATRICIA E. WEHR
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
RESIDING AT CAMANO ISLAND
MY COMMISSION EXPIRES ON 12-01-01



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CHICAGO TITLE INSURANCE COMPANY

EXHIBIT A

Escrow No.: 310962

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, WA
In favor of: State Division of Forestry
For: Construction and maintenance of a road for forest protection purposes
Affects: A portion of said premises; exact location is not disclosed of record

Easement, including the terms and conditions thereof, granted by instrument

Recorded: June 14, 1990
Auditor's No.: 9006140069, records of Skagit County, WA
In favor of: Puget Sound Power and Light Company
For: Electric transmission and/or distribution line, together with necessary appurtenances
Affects: As constructed

An unrecorded agreement as disclosed by instrument

Dated: January 1, 1945
Recorded: October 3, 1945
Auditor's No.: 383721, records of Skagit County, WA
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

Terms and conditions of Shoreline Variance Permit

Recorded: November 3, 1989
Auditor's No.: 8903110007, records of Skagit County, WA

Waiver and Covenant Not to Sue, including the terms and conditions thereof:

Executed by: Robert Gillespie and Rhonda Gillespie
Recorded: November 14, 1989
Auditor's No.: 8911140023, records of Skagit County, WA
Regarding: Alluvial fan

Any prohibition or limitation on the use, occupancy, or improvements of the land resulting from the rights of the public or riparian owners to use any waters which may now 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 States of America in the exercise of power over navigation.

Any question of location, boundary, or area related to Lake Cavanaugh, including, but not limited to, any past or future changes in it.



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Right of the State of Washington in and to that portion of the property described herein, if any, lying in the bed or former bed of Lake Cavanaugh, if navigable.

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.

Covenants, conditions, and restrictions contained in instrument
Recorded: March 17, 1980
Auditor's No.: 8003170016, records of Skagit County, WA
Executed by: Robert Feldsted, Sue Feldsted, Arthur F. Croteau, and
Edwina J. Croteau



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