



199911010043

Kathy Hill, Skagit County Auditor  
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WHEN RECORDED RETURN TO  
JOHN E. MATUSAK  
8568 SANDPOINT WAY NORTHEAST  
SEATTLE, WA 98115



# CHICAGO TITLE INSURANCE COMPANY

ISLAND TITLE CO.

519412

## 5B-14877 ✓ STATUTORY WARRANTY DEED

Dated: October 29, 1999

### THE GRANTOR

CLIFFORD E. BREUM AND MARVEL T. BREUM, HUSBAND AND WIFE

for and in consideration of

TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION

in hand paid, conveys and warrants to

JOHN E. MATUSAK AND TAMMY L. MATUSAK, HUSBAND AND WIFE

the following described real estate situated in the County of SKAGIT

State of Washington:

Tax Account Number(s): 3939-001-141-0008

LOT 141, BLOCK 1, LAKE CAVANAUGH SUBDIVISION, DIVISION NO. 3, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 6 OF PLATS, PAGES 25 THROUGH 31, 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.

32243  
SKAGIT COUNTY WASHINGTON  
Real Estate Excise Tax  
Paid

NOV - 1 1999

Amount Paid \$ 2601.00  
Skagit County Treasurer  
By: *for* Deputy

*Clifford C Breum*  
CLIFFORD E. BREUM

*Marvel T. Breum*  
MARVEL T. BREUM

STATE OF WASHINGTON

SS

COUNTY OF King

ON THIS 25<sup>th</sup> DAY OF October, 1999 BEFORE ME, THE  
UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY  
COMMISSIONED AND SWORN, PERSONALLY APPEARED CLIFFORD E. BREUM AND  
MARVEL T. BREUM 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.

Leigh Christianson  
NOTARY SIGNATURE

PRINTED NAME: Leigh Christianson  
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON  
RESIDING AT Index, WA  
MY COMMISSION EXPIRES ON 12/28/03.



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CHICAGO TITLE INSURANCE COMPANY

EXHIBIT A

Escrow No.: 519412

SUBJECT TO:

1. Easement, including the terms and conditions thereof, granted by instrument  
Recorded: March 30, 1937  
Auditor's No.: 288266, records of Skagit County, WA  
In favor of: State Division of Forestry  
For: 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  
Recorded: October 17, 1938  
Auditor's No.: 306699, records of Skagit County, WA  
In favor of: State Division of Forestry  
For: Road for forest protection purposes
3. Restrictions contained on the face of said plat, as follows:  
  
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.
4. Agreement, including the terms and conditions thereof, entered into  
By: Bald Mountain Mill  
Recorded: June 1, 1945  
Auditor's No.: 380724, records of Skagit County, WA  
Providing: Logging practices
5. 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.
6. Right of use, control, or regulation by the United States of America in the exercise of power over navigation.
7. 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.
8. 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.

EXHIBIT/RDA/0999



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