

AFTER RECORDING MAIL TO:
Hubert B. McMorrow, Trustee
33939 Southshore Drive
Mount Vernon, WA



200007030052

Kathy Hill, Skagit County Auditor
7/3/2000 Page 1 of 2 12:49:39PM

Filed for Record at Request of
Century Title & Escrow
Escrow Number: 100886L

LAND TITLE COMPANY OF SKAGIT COUNTY

Statutory Warranty Deed S-93654

Grantor(s): Dennis H. Murphy, Gina L. Murphy
Grantee(s): Hubert B. McMorrow, Trustee, Geraldine I. McMorrow, Trustee
Abbreviated Legal: Lot 105, Blk 1, Lake Cavanaugh Div. 2, records of Skagit County, WA
Additional legal(s) on page:
Assessor's Tax Parcel Number(s): 3938-001-105-0003

THE GRANTOR Dennis H. Murphy and Gina L. Murphy, husband and wife
for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION
in hand paid, conveys and warrants to Hubert B. & Geraldine I. McMorrow, as Trustees of
the McMorrow Family Living Trust
the following described real estate, situated in the County of Skagit, State of Washington:
See Attached Exhibit A

36080
SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax
PAID

JUL 03 2000

Amount Paid \$ 4666.50
Skagit County Treasurer
By: Deputy

Dated this 22nd day of June, 2000

By Dennis H. Murphy
Dennis H. Murphy

By [Signature]

By Gina L. Murphy
Gina L. Murphy

By _____

STATE OF WASHINGTON }
County of Snohomish } SS:

I certify that I know or have satisfactory evidence that Dennis H. Murphy and Gina L. Murphy

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: June 23, 2000

Laurie A. Downing
Laurie A. Downing
Notary Public in and for the State of WASHINGTON
Residing at Stanwood
My appointment expires: 12/19/2001

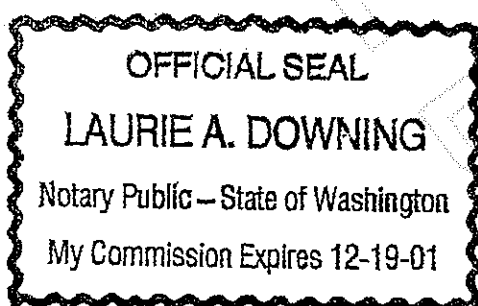


Exhibit A

Lot 105, Block 1, "LAKE CAVANAUGH SUBDIVISION, DIVISION NO. 2", as per plat recorded in Volume 5 of Plats, pages 49 through 54, inclusive, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

SUBJECT TO:

1. EASEMENTS GRANTED TO THE STATE DIVISION OF FORESTRY;
 - A) EASEMENT GRANTED BY ENGLISH LUMBER COMPANY TO STATE DIVISION OF FORESTRY, TO CONSTRUCT AND MAINTAIN A ROAD FOR FOREST PROTECTION PURPOSES, BY INSTRUMENT DATED APRIL 20, 1935, RECORDED MARCH 30, 1937 IN VOLUME 171 OF DEEDS, PAGE 465, UNDER AUDITOR'S FILE NO. 288266, RECORDS OF SAID COUNTY.
 - B) EASEMENT GRANTED BY ENGLISH LUMBER COMPANY TO STATE DIVISION OF FORESTRY, TO CONSTRUCT AND MAINTAIN A ROAD FOR FOREST PROTECTION PURPOSES, BY INSTRUMENT DATED SEPTEMBER 6, 1938, RECORDED OCTOBER 17, 1938, IN VOLUME 175 OF DEEDS, PAGE 482, UNDER AUDITOR'S FILE NO. 306699, RECORDS OF SAID COUNTY.
2. EASEMENT CREATED BY UNRECORDED AGREEMENT DATED JANUARY 1, 1945, BETWEEN THE ENGLISH LUMBER COMPANY, A CORPORATION, AS SELLER, AND PUGET SOUND PULP AND TIMBER COMPANY, A CORPORATION, AS PURCHASER, DISCLOSED BY THAT CERTAIN DEED RECORDED OCTOBER 3, 1945, UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 383721.
3. RESTRICTIVE COVENANTS CONTAINED IN THE PLAT OF SAID SUBDIVISION, SUBSTANTIALLY AS FOLLOWS:
 - 1) NO NOXIOUS OR OFFENSIVE TRADE SHALL BE CARRIED ON UPON ANY LOT NOR SHALL ANYTHING BE DONE THEREON WHICH MAY BE OR BECOME AN ANNOYNACE TO THE NEIGHBORHOOD;
 - 2) NO LOTS SHALL BE USED FOR COMMERCIAL BUSINESS OR MANUFACTURING PURPOSES;
 - 3) NO BUILDING SHALL BE CONSTRUCTED CLOSER THAN 10 FEET TO ANY LOT BOUNDARY.
4. RIGHT OF THE STATE OF WASHINGTON IN AND TO THAT PORTION, IF ANY, OF THE PROPERTY HEREIN DESCRIBED WHICH LIES BELOW THE LINE OF ORDINARY HIGH WATER OF LAKE CAVANAUGH.
5. ANY PROHIBITION OF OR LIMITATION OF USE, OCCUPANCY OR IMPROVEMENT OF THE LAND RESULTING FROM THE RIGHTS OF THE PUBLIC OR RIPARIAN OWNERS TO USE ANY PORTION WHICH IS NOW, OR HAS FORMERLY BEEN, COVERED BY WATER.

