

**AFTER RECORDING MAIL TO:**

Richard Hippe  
14120 63<sup>rd</sup> Drive S.E.  
Snohomish, WA 98296



200009060026  
Skagit County Auditor

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Filed for Record at Request of  
Wells Fargo Escrow Company  
Escrow Number: 04-00119-00

**Statutory Warranty Deed**

FIRST AMERICAN TITLE CO.

Grantor(s): Robert M. Santucci and Helen R. Santucci

Grantee(s): Richard A. Hippe and Julie S. Hippe

62923-1

Abbreviated Legal:

Lot 144, Block 1, "Lake Cavanaugh #3"

Additional legal(s) on page:

Assessor's Tax Parcel Number(s): 3939-001-144-0005 R66918

THE GRANTOR Robert M. Santucci and Helen R. Santucci, Husband and Wife for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, conveys and warrants to Richard A. Hippe and Julie S. Hippe, Husband and Wife the following described real estate, situated in the County of Skagit, State of Washington

Lot 144, Block 1, "Lake Cavanaugh Subdivision, Division No. 3", according to the plat thereof recorded in Volume 6 of Plats, pages 25 through 31, revised, inclusive, records of Skagit County, Washington.

Subject to: Schedule "B-1" attached hereto and made a part thereof.

Dated August 28, 2000

Robert M. Santucci

Helen R. Santucci

State of Washington }  
County of Skagit } SS:

I certify that I know or have satisfactory evidence that **Robert M. Santucci and Helen R. Santucci**

is/are the person(s) who appeared before me, and said person(s) acknowledged that  
he / she / they signed this instrument and acknowledge it to be his / her / their  
free and voluntary act for the uses and purposes mentioned in this instrument.

Dated:

8/31/2000

Carrie Huffer

Notary Public in and for the State of Washington

Residing at Burlington

My appointment expires: 12/31/2003

37143  
SKAGIT COUNTY WASHINGTON  
Real Estate Excise Tax  
PAID

SEP 6 2000

Amount Paid \$ 4,660.50  
Skagit County Treasurer  
By: KH Deputy

Commitment No. 00062923

### Schedule "B-1" Exceptions

A. Right of the general public to the unrestricted use of all the waters of a navigable body of water not only for the primary purposes of navigation, but also for corollary purposes, including (but not limited to) fishing, boating, bathing, swimming, water skiing and other related recreational purposes, as those waters may affect the tidelands, shorelands, or adjoining uplands, and whether the level of the water has been raised naturally or artificially to a maintained or fluctuating level, all as further defined by the decisional law of this state. (Affects all of the premises subject to such submergence.)

B. COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN 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 become an annoyance to the neighborhood.

(b) No lots shall be used for commercial business or manufacturing purposes.

C. 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."

D. EASEMENT AND PROVISIONS CONTAINED THEREIN AS CREATED OR DISCLOSED IN INSTRUMENT:

In Favor Of:

Recorded:

Auditor's No:

For:

Affects:

Adjoining Lots 139 - 143 and 145

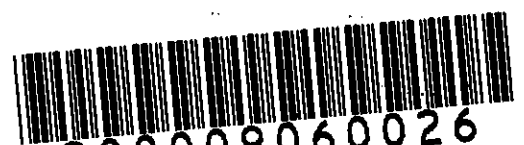
January 20, 1955

512043

Right-of-way for access

An undisclosed portion of the subject property

*H.R.A.*  
*Ruf*



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