



200009060098
Skagit County Auditor

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AFTER RECORDING MAIL TO:
Robert Santucci
2609 West Viewmont Way
Seattle, WA 98199

Filed for Record at Request of
Wells Fargo Escrow Company
Escrow Number: 04-00111-00

Statutory Warranty Deed

Grantor(s): Philip M. Royal FIRST AMERICAN TITLE CO.
Grantee(s): Robert M. Santucci and Helen R. Santucci 62945
Abbreviated Legal:
Lot 39, Block 1 "Lake Cavanaugh Div. 3"
Additional legal(s) on page:
Assessor's Tax Parcel Number(s): 3939-001-039-0003 R66814

THE GRANTOR Philip M. Royal, a Single Person for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Robert M. Santucci and Helen R. Santucci, Husband and Wife the following described real estate, situated in the County of Skagit, State of Washington
Lot 39, Block 1, "Lake Cavanaugh Subdivision, Division No. 3", as per plat thereof recorded in Volume 6 of Plats, page 25, records of Skagit County, Washington.

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

Dated August 28, 2000
Philip M. Royal
Philip M. Royal

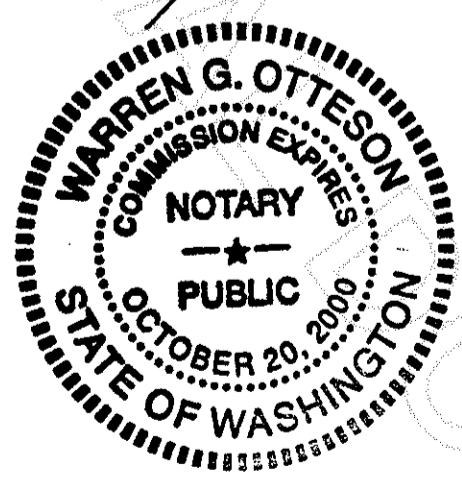
37154
SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax
PAID

SEP 6 2000
Amount Paid \$ 3,672.00
Skagit County Treasurer
By: Deputy

State of Washington }
County of Skagit } SS:

I certify that I know or have satisfactory evidence that **Philip M. Royal**
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: 8/30/00
Warren G. Otteson



Notary Public in and for the State of Washington
Residing at 3805 30th Ave W
My appointment expires: 10/20/00
Seattle, Wa 98274

Commitment No. 00062945

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.



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