

AFTER RECORDING MAIL TO:
David Tibodeau
21205 4th Ave. West
Bothell, WA 98021



200009130087
Skagit County Auditor
9/13/2000 Page 1 of 2 12:29:17PM

Filed for Record at Request of
Wells Fargo Escrow Company
Escrow Number: 04-00108-00

Statutory Warranty Deed

Grantor(s): John E. Matusak and Tammy L. Matusak FIRST AMERICAN TITLE CO.
Grantee(s): David O. Tibodeau 62944
Abbreviated Legal:
Lot 110, Block 1 and Lot 71, Block 3, "Lake Cavanaugh Division 2"
Additional legal(s) on page:
Assessor's Tax Parcel Number(s): 3938-001-110-0006 R66590, 3938-003-071-0009 R66724

THE GRANTOR John E. Matusak and Tammy L. Matusak, Husband and Wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to David O. Tibodeau, a Single Person the following described real estate, situated in the County of Skagit, State of Washington

Lot 110, Block 1, and Lot 71, Block 3, "Lake Cavanaugh Subdivision, Division No. 2", according to the plat thereof recorded in Volume 5 of Plats, Page 49, records of Skagit County, Washington.

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

Dated August 24, 2000
[Signature]
John E. Matusak

[Signature]
Tammy L. Matusak

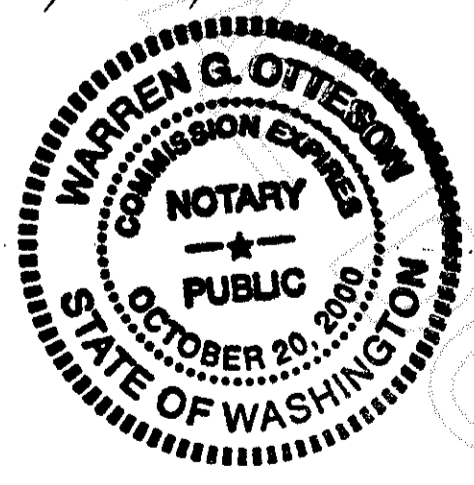
37246
SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax
SEP 13 2000

State of Washington }
County of Skagit } SS:

Amount Paid \$ 2142.00
Skagit Co. Treasurer
By [Signature] Deputy

I certify that I know or have satisfactory evidence that John E. Matusak and Tammy L. Matusak 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: 9/2/00 [Signature]



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

Order No. 62944

SCHEDULE "B-1"

EXCEPTIONS:

- A. Restrictions contained in the plat of said subdivision, substantially as follows, but omitting restrictions, if any, based on race, color, religion or national origin:
- (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.
 - (c) No building shall be constructed closer than 10 feet to any lot boundary.
- B. 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.)

C. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Justin Dinius
Dated: July 22, 1998
Recorded: September 14, 1998
Auditor's No.: 9809140231
Purpose: Non-exclusive easement for ingress and egress
Area Affected: Over and across that portion of Lot 110, for the benefit of Lot 111, described as follows:

Beginning at the Southwest corner of Lot 110, thence North along the West line of said Lot 110, (being the East line of said Lot 111) a distance of 6 feet; thence Easterly to a point on the South line of said Lot 110, that lies 25 feet East from the Southwest corner; thence Westerly along the South line of said Lot 110, to the point of beginning.



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, Skagit County Auditor