

AFTER RECORDING MAIL TO:  
MR. AND MRS. RICHARD J. PADDEN  
34883 SOUTH SHORE DRIVE  
MOUNT VERNON, WA 98274



200012150065  
, Skagit County Auditor

12/15/2000 Page 1 of 2 1:19:06PM

## ISLAND TITLE CO. STATUTORY WARRANTY DEED

Escrow No. 928

Title Order No. B16841 ✓

THE GRANTOR JAMES E. HOUGARDY and DOROTHY M. HOUGARDY, Husband and Wife

for and in consideration of Ten Dollars and other good and valuable consideration

in hand paid, conveys and warrants to RICHARD J. PADDEN and LAURIE M. PADDEN, Husband and Wife

the following described real estate, situated in the County of SKAGIT, State of Washington:

LOT 11, BLOCK 1, LAKE CAVANAUGH SUBDIVISION, DIVISION NO. 2, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 5 OF PLATS, PAGES 49 THROUGH 54, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATED IN SKAGIT COUNTY, WASHINGTON.

Assessor's Property Tax Parcel/Account Number(s): 3938-001-011-0006

Subject to easements, restrictions, reservations, covenants and conditions of record as shown on attached Exhibit "A" and by this reference made a part hereof.

Dated: December 1, 2000

38616  
SKAGIT COUNTY WASHINGTON  
Real Estate Excise Tax

JAMES E. HOUGARDY

DOROTHY M. HOUGARDY

PAID  
DEC 15 2000  
Amount Paid \$ 6999.75  
Skagit County Treasurer

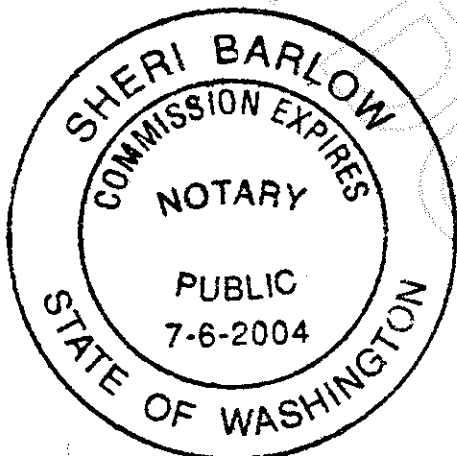
State of Washington

By: } ss. *h* Deputy

County of SKAGIT

I certify that I know or have satisfactory evidence that JAMES E. HOUGARDY and DOROTHY M. HOUGARDY is/are the person(s) who appeared before me, and said person(s) acknowledged that THEY signed this instrument and acknowledged it to be THEIR free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: December 13-2000



*Sheri Barlow*  
Notary Public in and for the State of Washington  
Residing at Everett  
My appointment expires 7-6-04

EXHIBIT "A" ATTACHED TO STATUTORY WARRANTY DEED

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, Washington  
In favor of: State Division of Forestry  
For: To construct and maintain a 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, Washington  
In favor of: State Division of Forestry  
For: To construct and maintain a road for forest protection purposes

**Note:** Exact location and extent of easement is undisclosed of record.

3. Easement, including the terms and conditions thereof, created by instrument;  
Recorded: October 3, 1945  
Auditor's No.: 383721, records of Skagit County, Washington  
In favor of: Puget Sound Pulp and Timber Co., a corporation  
For: Right-of-way

4. Restrictions contained on the face of said subdivision, 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.
- C. No building shall be constructed closer than 10 feet to any lot boundary.

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 in the course of Lake Cavanaugh or due to said lake having shifted or changed its course.
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.
9. Waiver and Covenant Not to Sue;  
Between: James Hougardy and Dorothy Hougardy; and Skagit County  
Recorded: March 11, 1993  
Auditor's No.: 9303110068, records of Skagit County, Washington
10. Waiver and Covenant Not to Sue;  
Between: James E. Hougardy and Skagit County  
Recorded: September 19, 1994  
Auditor's No.: 9409190009, records of Skagit County, Washington



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