

AFTER RECORDING MAIL TO:
TIMOTHY HOLT and ELIZABETH HOLT
21926 SE 16TH PLACE
SAMMAMISH, WA 98075



5/15/2003 Page 1 of 3 1:47PM

Filed for Record at Request of
Davidson, Czeisler, & Kilpatric, P.S.
Escrow Number: 73215-LC

Statutory Warranty Deed FIRST AMERICAN TITLE CO.
77900

Grantor(s): ERROL L. VOGT and PATRICIA A. VOGT
Grantee(s): TIMOTHY HOLT and ELIZABETH HOLT
Abbreviated Legal: LOT 8, LAKE CAVANAUGH PARK
Assessor's Tax Parcel Number(s): 3940-000-008-0009(P67030)

THE GRANTOR ERROL L. VOGT and PATRICIA A. VOGT, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to TIMOTHY HOLT and ELIZABETH HOLT, husband and wife the following described real estate, situated in the County of Skagit, State of Washington.

TRACT 8 OF "LAKE CAVANAUGH PARK", AS PER PLAT RECORDED IN VOLUME 7 OF PLATS, PAGES 63 AND 64, RECORDS OF SKAGIT COUNTY, WASHINGTON, TOGETHER WITH SECOND CLASS SHORELANDS AS CONVEYED BY THE STATE OF WASHINGTON, SITUATE IN FRONT OF, ADJACENT TO OR ABUTTING UPON LOT 8, LAKE CAVANAUGH PARK, A RECORDED PLAT IN GOVERNMENT LOT 1, SECTION 36, TOWNSHIP 33 NORTH, RANGE 6 EAST, W.M.

SUBJECT TO EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN BY THIS REFERENCE

Dated May 8, 2003

Errol L. Vogt
ERROL L. VOGT

Patricia A. Vogt
PATRICIA A. VOGT
2520
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

MAY 15 2003
367200

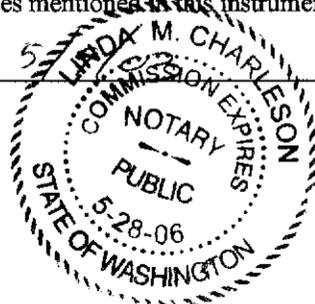
STATE OF Washington }
COUNTY OF King } SS:

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

I certify that I know or have satisfactory evidence that ERROL L. VOGT and PATRICIA A. VOGT

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: _____



Linda M. Charleson
Linda M. Charleson
Notary Public in and for the State of Washington
Residing at Redmond
My appointment expires: 5/28/2006

EXHIBIT "A"

A. Restrictions contained on the face of the plat as follows:

"The owners do hereby declare the following covenants, limitations, and restrictions as covenants running with the land in the Plat of LAKE CAVANAUGH PARK, to wit:

All lots in said plat shall be used for dwelling purposes only except that Tracts A and C may be used for ordinary commercial business, otherwise no dance hall, store, amusement resort, or commercial building whatsoever shall be placed on any lot, nor shall boats be permitted to be kept for public rental, and no lot shall be used for public parking of vehicles. No dock or boathouse shall be used for any commercial purposes or any public use. No building shall be erected on any residential lot nearer than 20 feet from the front street line of any lot nearer than 3 feet to any side lot line. No owner shall interfere with the reasonable use of the community beach for boating and other pleasure use of the owners in this plat.

Sewage disposal approval in accordance with specifications of the Skagit County Health Department is required for each individual lot with a minimum setback from the lake of 50 feet.

No poultry or livestock shall be kept or maintained on Lots 1 through 16 abutting the waterfront, and Tracts A and B.

Tract B is the undivided and common property of the owners of Lots 17 to 32 inclusive in this plat for joint recreational use and is not dedicated to the public. The development, maintenance and upkeep of said Tract "B" is the joint obligation of said lot owners and for purposes of taxation the assessed valuation is prorated and included in the assessed valuation of each of said lots."

B. 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."

C. Reservations contained in deed from the State of Washington recorded under Auditor's File No. 480173, reserving to the grantor all oil, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working the same and providing that such rights shall not be exercised until provision has been made for full payment of all damages sustained by reason of such entry.

Right of the State of Washington or its successors, subject to payment of compensation therefore, to acquire rights-of-way for private railroads, skid roads, flumes, canals, water courses or other easements for transporting and moving timber, stone, minerals, and other products from this and other property, as reserved in deed referred to above.

YJA + BAA



200305150117
Skagit County Auditor

D. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Grantees, their heirs, successors and assigns
Dated: July 30, 1956
Recorded: July 31, 1956
Auditor's No: 539498
Purpose: Easement for road purposes and for other purposes, over, upon and across the real property
Area Affected: 20 foot wide strip, affecting Lots 1-16, Plat Lake Cavanaugh Park

E. EASEMENT AND PROVISIONS CONTAINED THEREIN:

Grantee: Puget Sound Power & Light Company
Dated: March 6, 1961
Recorded: March 6, 1961
Auditor's No: 604866
Purpose: Right to enter said premises to operate, maintain and repair underground electric transmission and/or distribution system, together with the right to remove brush, trees and landscaping which may constitute a danger to said lines

F. Right given by the State of Washington to overflow the shores of Lake Cavanaugh under order dated May 22, 1913 and recorded February 28, 1920 in Volume 116 of Deeds, page 285.



200305150117

Skagit County Auditor