

AFTER RECORDING MAIL TO:
Mr. Bruce W. Megard, Sr.
327 E. Alder Drive
Sedro Woolley, WA 98284



200404160028
Skagit County Auditor

4/16/2004 Page 1 of 2 8:47AM

Filed for Record at Request of
Land Title Company of Skagit
Escrow Number: 111524-SE

LAND TITLE OF SKAGIT COUNTY

Statutory Warranty Deed

Grantor(s): Robert L. Crawford, Michael S. Campbell and Charles D. Campbell
Grantee(s): Bruce W. Megard, Sr.
Abbreviated Legal: Lot 35, Blk. 1, & Lot 12, Blk. 2, Lake Cavanaugh #1
Assessor's Tax Parcel Number(s): 3937-001-035-0009, P66310, 3937-002-012-0004, P66353

THE GRANTOR Robert L. Crawford, also known as Robert Crawford, married to Barbara Crawford, also known as Bobbie Crawford, now and at all times since March 27, 1998, Charles D. Campbell, also known as Charles Campbell, unmarried now and at all times since March 27, 1998, and Michael S. Campbell, also known as Mike Campbell, married to Shannon Campbell, his only wife now and at all times since March 27, 1998 for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Bruce W. Megard, an unmarried individual the following described real estate, situated in the County of Skagit, State of Washington.

Lot 35, Block 1, and Lot 12, Block 2, "LAKE CAVANAUGH SUBDIVISION, DIVISION NO. 1," as per plat recorded in Volume 5 of Plats, pages 37 through 43, inclusive, records of Skagit County, Washington.

conveyed
TOGETHER WITH the shorelands of the second class, ~~owned~~ by the State of Washington, situate in front of, adjacent to, or abutting upon Lot 35, Block 1, "LAKE CAVANAUGH SUBDIVISION, DIVISION NO. 1," a recorded plat in Government Lot 2, Section 22, Township 33 North, Range 6 East, W.M.

Situate in the County of Skagit, State of Washington.

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

*under Auditor's File No. 732116

Dated April 6, 2004

Robert L. Crawford

Michael S. Campbell

Charles D. Campbell

Barbara Crawford

Shannon Campbell

1801
SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax

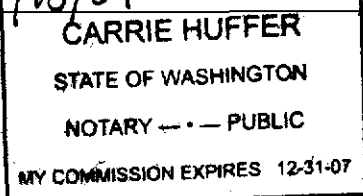
STATE OF Washington }
COUNTY OF Skagit } SS:

APR 16 2004

Amount Paid \$ 3916.00
Skagit County Treasurer

I certify that I know or have satisfactory evidence that Robert L. Crawford, Michael S. Campbell, and Charles D. Campbell, Barbara Crawford and Shannon Campbell 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: 4/15/04



Carrie Huffer
Notary Public in and for the State of Washington
Residing at Burlington
My appointment expires: 12/31/2007

EXCEPTIONS:

A. AN EASEMENT AFFECTING THE PORTION OF SAID PREMISES AND FOR THE PURPOSES STATED HEREIN, AND INCIDENTAL PURPOSES.

For: Constructing and maintaining a road for forest fire protection purposes
In Favor Of: Division of Forestry, State of Washington
Recorded: March 30, 1937
Auditor's No.: 288268, Volume 171 of Deeds, page 465

B. 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 there on which may be or become an annoyance to the neighborhood.

b.) No lots shall be used for commercial business or manufacturing purposes except Lots 1, 2, 3, 27, 38, 29 and 30 in Block 1, and Lots 4, 5, 6 and 7 in Block 2.

C. Right of the State of Washington in and to that portion, if any, of the property herein described which lies below the line of ordinary high water of Lake Cavanaugh.

D. Any prohibition of or limitation of use, occupancy or improvement of the land resulting from the rights of the public or riparian owners to use any portion which is now, or has formerly been, covered by water.

E. MATTERS DISCLOSED BY RECORD OF SURVEY:

Filed: February 3, 1993
Volume/Page: Volume 13 of Surveys, page 201
Auditor's No.: 9302030093
Matters: Encroachment of house outside of plat boundary

F. Reservations contained in deed from the State of Washington recorded October 20, 1969, under Auditor's File No. 732116, 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.

"The grantor hereby expressly saves, excepts and reserves out of the grant hereby made, unto itself, its successors and assigns forever, all oils, gases, coal, ores, minerals and fossils of every name, kind or description, and which may be in or upon said lands above described"

G. Reservations contained in deed from the State of Washington recorded October 20, 1969, under Auditor's File No. 732116, 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.

Subject, however, to an easement for a right to overflow granted to The Western Power Co. on May 27, 1913, under Application No. 8924.



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