

AFTER RECORDING MAIL TO:
Janette and Bette Johnson
15485 Colony Road P.O. Box 65
Bow, WA 98232



200405070097
Skagit County Auditor

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Filed for Record at Request of
First American Title Of Skagit County
Escrow Number: B81090

FIRST AMERICAN TITLE CO.

B81090-E

Statutory Warranty Deed

Grantor(s): The Frank C. Ryan Credit Trust
Grantee(s): Janette C. Johnson and Bette L. Johnson
Assessor's Tax Parcel Number(s): 3939-001-011-0005 P66786

THE GRANTOR Cecelia V. Ryan, Trustee of The Frank C. Ryan Credit Trust for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Janette C. Johnson and Bette L. Johnson, each an unmarried person the following described real estate, situated in the County of Skagit, State of Washington.

Lot 11, Block 1, "LAKE CAVANAUGH SUBDIVISION, DIVISION NO. 3", as per plat recorded in Volume 6 of Plats at page 25 to 31, inclusive, in the records of Skagit County, State of Washington.

SUBJECT TO covenants, conditions, restrictions and reservations as per attached Exhibit "A".

Dated: April 27, 2004

The Frank C. Ryan Credit Trust

By: Cecelia V. Ryan, Trustee

2261
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

MAY 07 2004

Amount Paid \$ 5785.00
Skagit Co. Treasurer
By Deputy

STATE OF Washington
COUNTY OF King } SS:

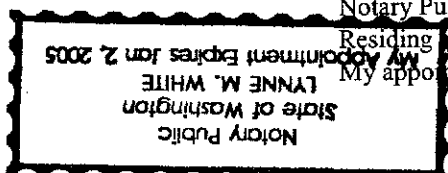
Cecelia V. Ryan

I certify that I know or have satisfactory evidence that ~~The Frank C. Ryan Credit Trust~~ the persons 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.

Date: 5-7-04

Lynne M. White
Notary Public in and for the State of

Washington



Residing at Seattle
My appointment expires: 01-02-05

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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