

AFTER RECORDING MAIL TO:
JOHN M. ANDERSON
215 1ST AVE WEST
Bothell, WA 98021



200408250067
Skagit County Auditor

8/25/2004 Page 1 of 2 11:21AM

CHICAGO TITLE CO. STATUTORY WARRANTY DEED

Escrow No. 24312
Title Order No. IC32174 ✓

THE GRANTOR MICHAEL KENT CARLSON, AS HIS SEPARATE PROPERTY

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

in hand paid, conveys and warrants to JOHN M. ANDERSON and CRYSTAL L. CHAPMAN, Both single persons

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

Lot 60, Block 3, LAKE CAVANAUGH SUBDIVISION, DIVISION NO. 2, according to the Plat thereof recorded in Volume 5 of Plats, Pages 46 THROUGH 54, records of SKAGIT County, Washington.

Situate in Skagit County, State of Washington.

Assessor's Property Tax Parcel/Account Number(s): 3938-003-060-0002 P66713

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: August 17, 2004

Michael Kent Carlson
MICHAEL KENT CARLSON

#4521
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

AUG 25 2004

State of Washington

}ss.

County of SNOHOMISH

Amount Paid \$ 729.80
Skagit Co. Treasurer
By *[Signature]* Deputy

I certify that I know or have satisfactory evidence that MICHAEL KENT CARLSON is/are the person(s) who appeared before me, and said person(s) acknowledged that HE signed this instrument and acknowledged it to be HIS free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 8/23/04

Cheri A. [Signature]



Notary Public in and for the State of Washington
Residing at Cheri
My appointment expires 5/9/07

EXHIBIT "A"

1. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: March 30, 1937
Auditor's No(s): 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(s);
Recorded: October 17, 1938
Auditor's No(s): 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(s);
Recorded: October 3, 1945
Auditor's No(s): 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. Terms and Conditions of the Variance No. SLV90-003 Ordinance;
Recorded: May 7, 1990
Auditor's File No.: 9005070004, records of Skagit County, Washington

6. 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.

7. Right of use, control, or regulation by the United States of America in the exercise of power over navigation.

8. 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.

9. 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.



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