

**AFTER RECORDING MAIL TO:**

Wesley L. Knight and Judith L. Knight  
33119 South Shore Drive  
Mount Vernon, WA 98274



200411080156

Skagit County Auditor

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## Statutory Warranty Deed

**Grantor(s):** Linn D. Hagstrom and Wynne Ann Hagstrom

**Grantee(s):** Wesley L. Knight and Judith L. Knight

**Abbreviated Legal:**

Portion Lot 13, Block 1, "Lake Cavanaugh Subdivision, Division No 3"

**Assessor's Tax Parcel Number(s):** 3939-001-013-0003 P66788

**Escrow Number:** 8732-KS

FIRST AMERICAN TITLE CO.

82148

THE GRANTOR Linn D. Hagstrom and Wynne Ann Hagstrom, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Wesley Knight and Judith Knight, husband and wife the following described real estate, situated in the County of Skagit, State of Washington.

Attached Exhibit "A"

Subject to:

Right of the Public to unrestricted use of all the waters of a navigable body of water.

Covenants, conditions and restrictions contained in said Plat.

Terms and conditions of notice of on-site sewage system status under Auditor's #9309150007.

Right of the State of Washington in and to any portion of property that lies beneath the water line.

Right of the Public to unrestricted use of all the waters of a navigable body of water.

Terms, provisions and reservations under the Submerged Land act.

Right to overflow the shores of Lake Cavanaugh.

Dated October 27, 2004

Linn D. Hagstrom

Wynne Ann Hagstrom

State of Washington }  
County of Skagit } SS:

I certify that I know or have satisfactory evidence that Linn D. Hagstrom & Wynne Ann Hagstrom 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.

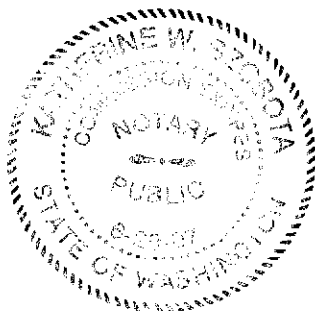
Dated: 10/29/04

Katherine W. Szobota

Notary Public in and for the State of Washington

Residing at: Seattle

My appointment expires: 6/29/2007



SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

#6012

NOV 08 2004

10057.00

Amount Paid \$  
Skagit Co. Treasurer  
By Deputy

The land referred to in this report/policy is situated in the State of Washington, County of Skagit, and is described as follows:

Lot 13, Block 1, "LAKE CAVANAUGH SUBDIVISION, DIVISION NO. 3", as per plat recorded in Volume 6 of Plats, pages 25 through 31, inclusive, records of Skagit County, Washington.

EXCEPT that portion described as follows:

Beginning at the Southwesterly corner of said Lot 13; thence South 58 degrees 37'00" East along the Southwesterly line of said Lot 13 a distance of 3.13 feet; thence North 32 degrees 19'38" East a distance of 81.41 feet to the center of a 14 inch hemlock tree; thence North 30 degrees 49'33" East a distance of 211.97 feet to a point on the Northerly boundary line of said Lot 13; thence North 81 degrees 45'10" West a distance of 1.13 feet to the Northwesterly corner of said Lot 13; thence South 31 degrees 39'02" West (plat bearing equals South 31 degrees 23'00" West) a distance of 292.81 feet to the point of beginning.



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