

AFTER RECORDING MAIL TO:
Jeffrey James Miller and Jean Santucci Miller
5246 40th Avenue West
Seattle, WA 98199



200412060178
Skagit County Auditor

12/6/2004 Page 1 of 2 1:39PM

Filed for Record at Request of
First American Title Of Skagit County
Escrow Number: 83270

Statutory Warranty Deed

Grantor(s): Cavanaugh Partners LLC
Grantee(s): Jeffrey James Miller and Jean Santucci Miller

FIRST AMERICAN TITLE CO.
83270-E

Lots A and B, "PLAT OF CAVANAWOOD SUBDIVISION NO. 1"
Additional legal(s) on page: 2
Assessor's Tax Parcel Number(s): P64020, 3875-000-001-0005

THE GRANTOR Cavanaugh Partners, LLC, a Washington limited liability company for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Jeffrey James Miller and Jean Santucci Miller, husband and wife the following described real estate, situated in the County of Skagit, State of Washington.

SEE ATTACHED EXHIBIT "A" HERETO FOR LEGAL DESCRIPTION

SUBJECT TO: Exceptions A-D as set forth in Exhibit "A" attached hereto and by this reference made a part hereof.

Dated November 30, 2004

#6523
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Cavanaugh Partners LLC

DEC 06 2004

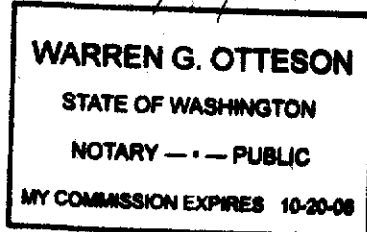
BY: Mark H. Lundberg, Managing Member

Amount Paid \$3026.00
By Skagit Co. Treasurer Deputy

State of Washington }
County of Skagit } SS:

I certify that I know or have satisfactory evidence Mark H. Lundberg the person(s) who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument, on oath stated he/she/they are authorized to execute the instrument and is Managing Member of Cavanaugh Partners, LLC to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Date: 12/1/04



Warren G. Otteson
Notary Public in and for the State of Wash.
Residing at Mount Vernon, Wa
My appointment expires: 10/20/08

EXHIBIT A

Lots A and B, "PLAT OF CAVANAWOOD SUBDIVISION NO. 1", as per plat recorded in Volume 6 of Plats, page 33, records of Skagit County, Washington.

TOGETHER WITH that portion of County road vacated by Commissioner's Resolution No. R20020256, recorded July 24, 2002 under Auditor's File No. 200207240027, records of Skagit County, Washington, which attaches by operation of law.

SUBJECT TO:

A. RESERVATIONS AND/OR EXCEPTIONS CONTAINED IN INSTRUMENT:

From: English Lumber Company, a Washington Corporation
Recorded: November 15, 1940
Auditor's No: 331907
As Follows:

Reserving unto the grantor, its successors and assigns, all coal, minerals, mineral ores and valuable deposits of oil and gas in said lands now known or hereinafter discovered, with the right to prospect for, extract and remove the same, provided however, that the grantor, its successors or assigns, shall pay to the grantee, their heirs or assigns, any damage caused to the surface of said lands by the extraction or removal of any such coal, minerals, mineral ores, oil or gas and by the operations of prospecting for and mining the same.

B. RESTRICTIONS CONTAINED ON THE FACE OF THE PLAT OF SAID ADDITION, AS FOLLOWS:

No noxious or offensive trade shall be carried on upon any lot.

No lots shall be used for commercial business or manufacturing.

C. Matters as disclosed and/or delineated on the face of the following recorded Survey:

Recorded: March 22, 2002
Auditor's No: 200203220173

D. TERMS AND CONDITIONS OF ORDER VACATING COUNTY RIGHT-OF-WAY:

Dated: July 22, 2002
Recorded: July 24, 2002
Auditor's No.: 200207240027



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