

AFTER RECORDING MAIL TO:
Charter Construction, Inc.
Peter Saladino
980 South Harney Street
Seattle, WA 98108



200502230091

Skagit County Auditor

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Filed for Record at Request of
First American Title Of Skagit County
Escrow Number: B83528

Statutory Warranty Deed

Grantor(s): Jerry E. Welch and Barbara L. Welch
Grantee(s): Charter Construction, Inc.
Assessor's Tax Parcel Number(s): 3940-000-098-0018, P67056

FIRST AMERICAN TITLE CO.

B83528E

THE GRANTOR Jerry E. Welch and Barbara L. Welch, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Charter Construction, Inc., a Washington corporation the following described real estate, situated in the County of Skagit, State of Washington.

Legal Description as set forth in Exhibit "A" attached hereto and by this reference made a part hereof.

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

Dated: February 4, 2005

Jerry E. Welch

Barbara L. Welch

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

810
FEB 23 2005

Amount Paid \$ 7778.00
By Deputy

STATE OF Washington }
COUNTY OF SKAGIT } SS:

I certify that I know or have satisfactory evidence that Jerry E. Welch and Barbara L. Welch, the persons 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.

Date: 2/7/05

Notary Public in and for the State of Washington
Residing at Mount Vernon
My appointment expires: 10/30/08

WARREN G. OTTESON

STATE OF WASHINGTON

NOTARY — — — PUBLIC

MY COMMISSION EXPIRES 10-20-08

EXHIBIT "A"
Legal Description

Lot 2 of Skagit County Short Plat No. 04-0713 approved February, 22, 2005 and recorded February 22, 2005 as Skagit County Auditor's File No. 200502220173, being a portion of Tract "A" of "Lake Cavannaugh Park" as per plat recorded in Volume 7 of Plats, Page 63, records of Skagit County, Washington.

The grantor herein reserves for the benefit of Lot 1 of said short plat a non-exclusive right to use the well located on Lot 2, together with a non-exclusive waterline easement centered approximately as delineated on the face of said short plat.



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Exhibit "A"

EXCEPTIONS:

A. Restrictions contained on the face of the plat as follows:

"The owners do hereby declare the following covenants, limitations, and restrictions as covenants running with the land in the Plat of LAKE CAVANAUGH PARK, to wit:

All lots in said plat shall be used for dwelling purposes only except that Tracts A and C may be used for ordinary commercial business, otherwise no dance hall, store, amusement resort, or commercial building whatsoever shall be placed on any lot, nor shall boats be permitted to be kept for public rental, and no lot shall be used for public parking of vehicles. No dock or boathouse shall be used for any commercial purposes or any public use. No building shall be erected on any residential lot nearer than 20 feet from the front street line of any lot nearer than 3 feet to any side lot line. No owner shall interfere with the reasonable use of the community beach for boating and other pleasure use of the owners in this plat.

Sewage disposal approval in accordance with specifications of the Skagit County Health Department is required for each individual lot with a minimum setback from the lake of 50 feet.

No poultry or livestock shall be kept or maintained on Lots 1 through 16 abutting the waterfront, and Tracts A and B.

Tract B is the undivided and common property of the owners of Lots 17 to 32 inclusive in this plat for joint recreational use and is not dedicated to the public. The development, maintenance and upkeep of said Tract "B" is the joint obligation of said lot owners and for purposes of taxation the assessed valuation is prorated and included in the assessed valuation of each of said lots."

B. Rights granted to Western Power Company by documents recorded February 28, 1920, under Auditor's File No. 139709 and 139710, substantially as follows:

"To perpetually back and hold water upon and over the land hereinafter described, and to overflow any such land and inundate the same."

C. Reservations contained in deed from the State of Washington recorded under Auditor's File No. 480173, 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.

Right of the State of Washington or its successors, subject to payment of compensation therefore, to acquire rights-of-way for private railroads, skid roads, flumes, canals, water courses or other easements for transporting and moving timber, stone, minerals, and other products from this and other property, as reserved in deed referred to above.

D. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between:	Tom Schroers
And:	Skagit County, Washington
Dated:	May 16, 1990
Recorded:	May 16, 1990
Auditor's No.:	9005160102
Regarding:	Waiver and Covenant Not to Sue



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E. REGULATORY NOTICE/AGREEMENT THAT MAY INCLUDE COVENANTS, CONDITIONS AND RESTRICTIONS AFFECTING THE SUBJECT PROPERTY:

Executed By: Jerry And Barbara Welch
Recorded: March 8, 2000
Auditor's No.: 200003080095
Regarding: Construction of Dock

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice.

F. 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.)

G. Terms, provisions and reservations under the Submerged Land act (43 U.S.C.A. 1301 through 1311) and the rights of the United States of America to regulate commerce, navigation, flood control, fishing and production of power.

H. Right given by the State of Washington to overflow the shores of Lake Cavanaugh under order dated May 22, 1913, and recorded February 28, 1920 in Volume 116 of Deeds, Page 285.

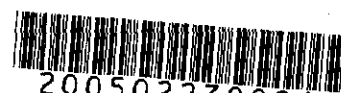
I. PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:

Dated: November 2, 2004
Recorded: November 2, 2004
Auditor's No.: 200411020060
Executed By: Jerry / Barbara Welch

J. PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:

Dated: November 1, 2004
Recorded: November 2, 2004
Auditor's No.: 200411020061
Executed By: Jerry / Barbara Welch

K. TERMS AND PROVISIONS OF THOSE DOCUMENTS RECORDED AS SKAGIT COUNTY AUDITOR'S FILE NUMBERS 200502220174, 200502220175 and 200502220177.



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