

FILED FOR RECORD AT THE REQUEST OF:  
Precision Escrow Services, Inc.  
2150 N 107th St Ste 480  
Seattle, WA 98133



200506080099  
Skagit County Auditor

6/8/2005 Page 1 of 2 11:42AM

**WHEN RECORDED, MAIL TO:**

Joseph M. Petschl  
1011 Olympic Ave  
Edmonds, WA 98020

**CHICAGO TITLE CO.** IC35074 ✓

Space Above for Recorder's Use

**Statutory Warranty Deed**

THE GRANTOR:

Vernon Galbraith and Patricia Galbraith, husband and wife,

for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATIONS** in hand paid, conveys and warrants to:

**Joseph M. Petschl and Lisa M. Petschl, husband and wife,**

the following described real estate in Skagit County, State of Washington, to-wit:

Lot 71, Block 1 and Lot 39, Block 3, Lake Cavanaugh Subdivision Division No. 2, according to the plat thereof recorded in Volume 5 of Plats, pages 49 through 54, records of Skagit County, Washington.

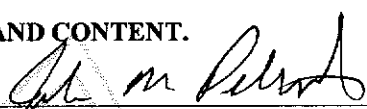
Situate in Skagit County, Washington.

Tax Parcel Numbers 3938-001-071-0003 and 3938-003-039-0000.

**SUBJECT TO THOSE ITEMS OF RECORD AS OUTLINED IN Chicago Title TITLE REPORT NUMBER IC35074 AS ITEMIZED IN THE EXHIBIT ATTACHED HERETO AND BY THIS REFERENCE INCORPORATED HEREIN.**

**ACCEPTED AND APPROVED AS TO FORM AND CONTENT.**


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\_\_\_\_\_  
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Joseph M. Petschl

  
Lisa M. Petschl

Dated this June 02, 2005 SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

JUN 08 2005

Amount Paid \$10,947.00  
By  Skagit Co. Treasurer  
Deputy

  
Vernon Galbraith

  
Patricia Galbraith

State of Washington )

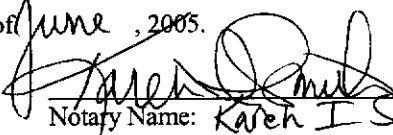
County of ~~Skagit~~ Snohomish )

) ss:

On this day, personally appeared before me Vernon Galbraith and Patricia Galbraith, to me known to be the individual(s) described in and who executed the within and foregoing instrument, and acknowledged that he/she/they signed the same as his/her/their free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 3rd day of June, 2005.

My appointment expires: 1/29/08

  
Notary Name: Karen I. Smith  
Notary Public in and for the State of Washington  
Residing at Auburn

LPB #10  
/LPO # 2910

Escrow Number:  
8483

SCHEDULE B-001

1. Easement, including the terms and conditions thereof, granted by instrument(s);  
Recorded: March 30, 1937 and October 17, 1938  
Auditor's No(s): 288266 and 306699, records of Skagit County, Washington  
In favor of: State Division of Forestry  
For: Construction and maintenance of 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, created by instrument(s);  
Recorded: October 3, 1945  
Auditor's No(s): 383721, records of Skagit County, Washington  
In favor of: English Lumber Company  
For: Right of way

**Note:** Exact location and extent of easement is undisclosed of record.

3. Restrictions contained on the face of 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. Not lots shall be used for commercial business or manufacturing purposes.
  - C. No building shall be constructed closer than 10 feet to any lot boundary.
4. 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.
5. Right of use, control, or regulation by the United States of America in the exercise of power over navigation.
6. Any question that may arise due to shifting or change of the line of high water of Lake Cavanaugh OR due to said lake having shifted or changed its line of high water.
7. 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.
8. Terms, conditions, and restrictions of that instrument entitled Title Notification - Property Adjacent to Designated Natural Resource Lands;  
Recorded: March 31, 2000  
Auditor's No(s): 200003310102, records of Skagit County, Washington
9. Terms, conditions, and restrictions of that instrument entitled Waiver and Covenant not to Sue Skagit County and Adjacent to Natural Resource Land Property Owners;  
Recorded: March 31, 2000  
Auditor's No(s): 200003310103, records of Skagit County, Washington

- END OF SCHEDULE B-001 -



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