

AFTER RECORDING MAIL TO:
Linda Tynes
1212 NW Culbertson Drive
Seattle, WA 98177



200506170094
Skagit County Auditor

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Filed for Record at Request of
Guardian Escrow, Inc.
Escrow Number: 050214SC

FIRST AMERICAN TITLE CO.

84818

Statutory Warranty Deed

Grantor(s): Richard L. Miller
Grantee(s): Tynes Properties Limited Partnership

Lot 7, Block 1, "LAKE CAVANAUGH SUBDIVISION, DIVISION NO 1"
Assessor's Tax Parcel Number(s): 3937-001-007-0003 P66279

THE GRANTOR Richard L. Miller, a married man as his separate estate for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Tynes Properties Limited Partnership the following described real estate, situated in the County of Skagit, State of Washington.

Lot 7, Block 1, "LAKE CAVANAUGH SUBDIVISION, DIVISION NO. 1", as per plat recorded in Volume 5 of Plats, page(s) 37 - 43, inclusive, records of Skagit County, Washington;

TOGETHER WITH Second Class shorelands as conveyed by the State of Washington, situate in front of, adjacent to or abutting upon Lot 7, Block 1, "LAKE CAVANAUGH SUBDIVISION DIVISION NO. 1", recorded in Volume 5 of Plats, page(s) 37 - 43, inclusive, records of Skagit County, Washington;

SUBJECT TO: SCHEDULE "B-1" ATTACHED HERETO AND BY THIS REFERENCE INCORPORATED HEREIN.

Dated June 9, 2005

Richard L. Miller
Richard L. Miller

APPROVED AND ACCEPTED
AS TO CONTENT, AND FORM

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

JUN 17 2005

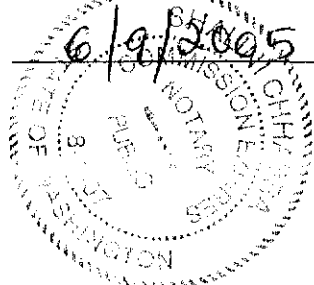
STATE OF Washington
COUNTY OF King

Amount Paid \$ 10,502.00
By [Signature] Skagit Co. Treasurer
Deputy

I certify that I know or have satisfactory evidence that Richard L. Miller

is/are the person(s) who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument and acknowledge it to be his/her/their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 6/9/2005



Shalini Chhabra
Shalini Chhabra
Notary Public in and for the State of Washington
Residing at Lynnwood
My appointment expires: 8/01/2007

Schedule "B-1"

EXCEPTIONS:

A. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SUBDIVISION:

Plat/Subdivision Name: Lake Cavanaugh Subdivision No. 1
Recorded: June 24, 1946
Auditor's File No.: 393244, Vol. 5 of Plats, page 37

Said matters include but are not limited to the following:

1. 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.
2. No lots shall be used for commercial business or manufacturing purposes except Lots 1, 2, 3, 27, 28, 29, 30 in Block 1, and Lots 4, 5, 6, 7 in Block 2.
3. Right in the general public to the unrestricted use of all the waters of a navigable body of water not only for the primary purpose 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 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.)

B. 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.

J.Y.

R.M.



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