

AFTER RECORDING MAIL TO:
Andy and Pamela Wedekind
19115 32nd Avenue N.W.
Stanwood, WA 98292



200604110010
Skagit County Auditor

4/11/2006 Page 1 of 2 9:23AM

Filed for Record at Request of
First American Title Of Skagit County
Escrow Number: 87407

Statutory Warranty Deed

Grantor(s): Peter W. Kwast and Vicki Lynn Kwast
Grantee(s): Andy Wedekind and Pamela Wedekind
Assessor's Tax Parcel Number(s): P66983, 3939-002-033-0007

FIRST AMERICAN TITLE CO.
87407E

THE GRANTOR Peter W. Kwast and Vicki Lynn Kwast, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Andy Wedekind and Pamela Wedekind the following described real estate, situated in the County of Skagit, State of Washington. *HUSBAND AND WIFE

Lots 32 and 33, Block 2, "LAKE CAVANAUGH SUBDIVISION, DIVISION NO. 3", as per plat recorded in Volume 6 of Plats, pages 25 to 31, inclusive, records of Skagit County, Washington; EXCEPT the Southeasterly 30 feet of said Lot 32, as measured at right angles to and parallel with the Southeasterly line thereof.

SUBJECT TO: Covenants, Conditions, Restrictions and Easement of record as indicated in the Attached Exhibit "A" and by this reference made a part hereof.

Dated:

Peter W. Kwast
Peter W. Kwast

Vicki Lynn Kwast
Vicki Lynn Kwast

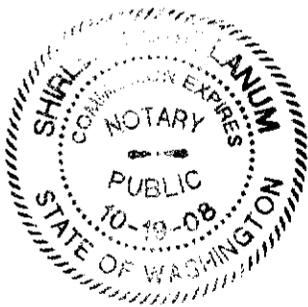
STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Peter W. Kwast and Vicki Lynn Kwast, the persons 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.

Date: 4-7-06

Shirley Rose Brown

Notary Public in and for the State of Washington
Residing at Everett
My appointment expires: 10-19-2008



1631
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

APR 11 2006

Amount Paid \$ 823.80
Skagit Co. Treasurer
By *[Signature]* Deputy

EXHIBIT "A"

EXCEPTIONS:

A. 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.)

B. COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN 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) No lots shall be used for commercial business or manufacturing purposes.



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