

When recorded return to:

Mr. and Mrs. Mark Richardson
30808 N.E. 135th St.
Duvall, WA 98019

Recorded at the request of:
First American Title
File Number: 87723



200604140048
Skagit County Auditor

POOR ORIGINAL

4/ 4/2006 Page 1 of 3 9:59AM

Statutory Warranty Deed

FIRST AMERICAN TITLE CO.

87723E

THE GRANTORS James D. Bland and Jennifer Bland, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Mark Richardson and Lise Richardson, husband and wife the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Lot 9, Block 3, "LAKE CAVANAUGH SUBDIVISION, DIVISION NO. 1"

Tax Parcel Number(s): 3937-003-009-0007, P66406

Lot 9, Block 3, "LAKE CAVANAUGH SUBDIVISION, DIVISION NO. 1", as per Plat recorded in Volume 5 of Plats, pages 37 through 43, inclusive, recorded under Skagit County Auditor's File No. 393244, records of Skagit County, Washington.

Subject to: Covenants, Conditions, Restrictions and Reservations as per the attached Schedule B-1 and by this reference made a part hereof.

Dated 4/7/06

James D. Bland

Jennifer Bland

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

APR 14 2006

STATE OF Illinois }
COUNTY OF COOK } SS:

Amount Paid \$5345.00
Skagit Co. Treasurer /
By Deputy

I certify that I know or have satisfactory evidence that James D. Bland and Jennifer Bland 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

Aileen Pueyo

Notary Public in and for the State of

Residing at

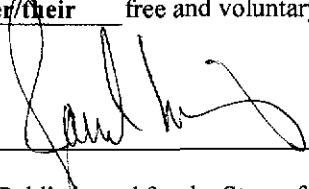
My appointment expires: Dec. 27, 2009

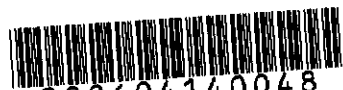
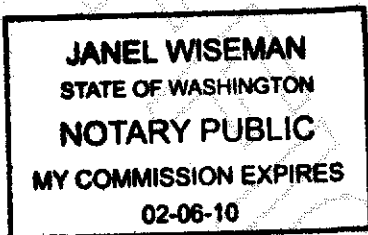


State of Washington }
County of King } SS:

I certify that I know or have satisfactory evidence that Jennifer Bland
the person(s) who appeared before me, and said person(s) acknowledged that SHE 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: 4/11/06


Notary Public in and for the State of Washington
Residing at: Kirkland
My appointment expires: 2/6/10



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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.

C. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING RECORDED SURVEY:

Recorded: February 3, 1995
Auditor's No.: 9502030072
Affects: Adjacent property to the East



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