

When recorded return to:

Mr. and Mrs. Barry Otterholt
12421 88th Place NE
Kirkland, WA 98034

Recorded at the request of:
First American Title
File Number: A87777



200605100118
Skagit County Auditor

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Statutory Warranty Deed

THE GRANTORS Ken L. Coffman and Judy A. Coffman, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION, and as part of an IRS 1031 Tax Deferred Exchange, in hand paid, conveys and warrants to Barry Otterholt and Nancy L. Otterholt, husband and wife the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Lot 89 and Ptn. Lot 88, Block 1, "LAKE CAVANAUGH SUBDIVISION, DIVISION NO. 3"

For Full Legal See Attached Exhibit "A"

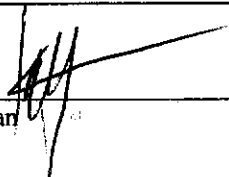
FIRST AMERICAN TITLE CO.

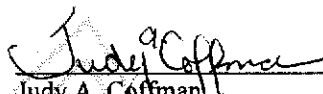
Tax Parcel Number(s): P66860, 3939-001-089-0002

A 87777E

SUBJECT TO the Easements, Restrictions and other Exceptions set forth on Exhibit "B" attached hereto.

Dated May 3, 2006


Ken L. Coffman


Judy A. Coffman #2250
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

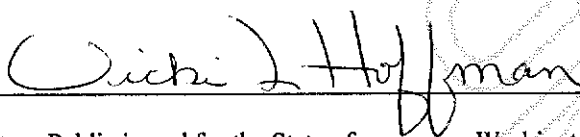
MAY 10 2006

Amount Paid \$ 9437.00
By Skagit Co. Treasurer
Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Ken L. Coffman and Judy A. Coffman, 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: 5-8-06


Vicki L. Hoffman
Notary Public in and for the State of Washington
Residing at Anacortes
My appointment expires: 10-8-09

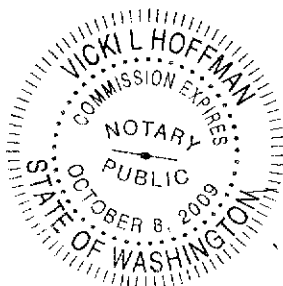


EXHIBIT A

PARCEL "A":

Lot 89, Block 1, "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.

TOGETHER WITH a non-exclusive easement appurtenant to Lot 89 for ingress and egress over and across a 10 foot wide strip of land which runs Westerly from the Northeast corner of Lot 91 across Lots 91 and 90 of said plat to the East line of said Lot 89, as established by instrument recorded October 19, 1960 under Auditor's File No. 599992 in Volume 312 of Deeds, page 416.

PARCEL "B":

That portion of Lot 88, Block 1, "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, described as follows:

Beginning at the Northeast corner of said Lot 88; thence North 78°13' West along the North line thereof, 61.32 feet to the Northwest corner of said Lot 88; thence South along the West line of said Lot 88, a distance of 110.83 feet; thence East 60.00 feet to the East line of said Lot 88; thence North along said East line 98.31 feet to the point of beginning.



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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.

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

Recorded: September 9, 1991
Auditor's No.: 9109090115

Said matters include but are not limited to the following:

1. Encroachment along East boundary line.

D. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between: George W. Ploudre and Mary E. Ploudre, husband and wife
And: Ken Coffman and Judy Coffman, husband and wife
Dated: July 29, 1994
Recorded: September 21, 1994
Auditor's No.: 9409210060
Regarding: Encroachment disclosed by survey recorded under Auditor's File No. 9109090115

E. RESERVATION CONTAINED IN DEED

Executed by: William J. Sarvis and Patricia J. Sarvis
Recorded: December 1, 2000
Auditor's No.: 200012010099
As Follows: The above property will be combined or aggregated with contiguous property owned by the purchaser. This boundary line adjustment is not for the purpose of creating an additional building lot
Affects: Parcel "B"



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

Recorded: December 1, 2000
Auditor's No.: 200012010100

Note # 1.: We note the following recorded documents which may affect building or land use. Governmental regulations are not a matter of title insurance and said documents are shown as a courtesy only. Reference is made to the record for the full particulars. Matters set forth in said notice/agreement (s) may have expired, changed or may change in the future without recorded notice.

Auditor's File No.: 9310080106
Document Title: Notice
Regarding: On-site Sewage System



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