

When recorded return to:

Mr. and Mrs. John R. Cox  
17264 Lake View Boulevard  
Mount Vernon, WA 98274

Recorded at the request of:  
First American Title  
File Number: A87822



200605310243  
Skagit County Auditor

5/31/2006 Page 1 of 3 3:43PM

### Statutory Warranty Deed

THE GRANTORS Philip D. Crossler and Kathleen A.R. Crossler, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to John-Paul R. Cox and Stephanie A.J. Cox, husband and wife the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal: Ptn. Lot 56,

PLAT OF CHEASTY'S BIG LAKE TRACTS", according to the recorded plat thereof in Volume 4 of Plats, page 49, records of Skagit County, Washington.

Tax Parcel Number(s): P64457, 3882-000-056-0000

FIRST AMERICAN TITLE CO.  
A87822E-1

*See attached legal*

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

Dated May 30, 2006

Philip D. Crossler

Kathleen A.R. Crossler

2660  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

MAY 31 2006

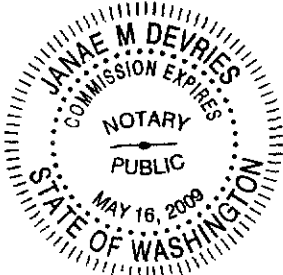
STATE OF Washington }  
COUNTY OF Skagit } SS:

Amount Paid \$ 9,786.10  
By DC Skagit Co. Treasurer Deputy

I certify that I know or have satisfactory evidence that Philip D. Crossler and Kathleen A.R. Crossler, 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: 5/30/06

Notary Public in and for the State of Washington  
Residing at Skagit  
My appointment expires: May 16, 2009



Order No: A87822

**Schedule "B-1"**

**EXCEPTIONS:**

A. Overflow rights conveyed to Day Lumber Creek Company under order of the Department of Public Lands, dated April 7, 1924, and recorded under Auditor's File No. 173578, records of Skagit County, Washington.

B. 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.)

C. REGULATORY NOTICE/AGREEMENT THAT MAY INCLUDE COVENANTS, CONDITIONS AND RESTRICTIONS AFFECTING THE SUBJECT PROPERTY:

Executed By: Donald Peterson  
Recorded: November 8, 1982  
Auditor's No.: 8211080040

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice.

D. REGULATORY NOTICE/AGREEMENT THAT MAY INCLUDE COVENANTS, CONDITIONS AND RESTRICTIONS AFFECTING THE SUBJECT PROPERTY:

Executed By: Donald Peterson  
Recorded: August 16, 1994  
Auditor's No.: 9408160040

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice.

E. REGULATORY NOTICE/AGREEMENT THAT MAY INCLUDE COVENANTS, CONDITIONS AND RESTRICTIONS AFFECTING THE SUBJECT PROPERTY:

Executed By: Donald L. Peterson and Joyce E. Peterson  
Recorded: June 13, 1995  
Auditor's No.: 9506130033

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice.



200605310243

Skagit County Auditor

Order No: A87822

**Legal description**

The land referred to in this report/policy is situated in the State of Washington, County of Skagit, and is described as follows:

Lot 56, "PLAT OF CHEASTY'S BIG LAKE TRACTS", according to the recorded plat thereof in Volume 4 of Plats, page 49, records of Skagit County, Washington;

EXCEPT that portion described as follows:

Beginning at the Southeast corner of said Tract; thence Northerly along the East line of said Tract, a distance of 2 feet; thence Westerly running par with the southern line of said Tract, a distance of 95 feet; thence Northerly running par with the East line of said Tract, a distance of 4 feet; thence Westerly and running par with the Southerly line of said Tract to the Westerly line of said Tract, a distance of 6.35 feet, more or less; thence Southerly along the Westerly line of said Tract to the Southwest corner of said Tract; thence Easterly along the Southerly line of said Tract to the point of beginning.



200605310243  
Skagit County Auditor