



200606270172

Skagit County Auditor

6/27/2006 Page

1 of

3 11:29AM

## RETURN TO:

KENNETH J. PEARSON  
19625 JIM CREEK ROAD  
ARLINGTON WA 98223

121668-P  
LAND TITLE OF SKAGIT COUNTY

## STATUTORY WARRANTY DEED

Reference # (if applicable)

Grantor(s):

GARY D. GRABER

Additional on Page:

Grantee(s):

KENNETH J. PEARSON

Additional on Page:

TIFFANIE D. PEARSON

Abbreviated Legal Description:

LOT 21, BLK 1, LAKE CAVANAUGH SUBDIVISION

Additional on Page:

NO. 2, V 5, P 49-54

Assessor's Tax Parcel ID#

3938-001-021-0004, ID P66503

THE GRANTOR GARY D. GRABER, A MARRIED MAN AS HIS SEPARATE ESTATE

for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION AND  
AS PART OF AN I.R.C. SECTION 1031 TAX-DEFERRED EXCHANGE

in hand paid, conveys and warrants to KENNETH J. PEARSON AND TIFFANIE D. PEARSON, HUSBAND  
AND WIFE

the following described real estate, situated in the County of SKAGIT State of Washington:  
LOT 21, BLOCK 1, "LAKE CAVANAUGH SUBDIVISION, DIVISION NO. 2," AS PER PLAT  
RECORDED IN VOLUME 5 OF PLATS, PAGES 49 THROUGH 54, INCLUSIVE, RECORDS OF  
SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

SUBJECT TO: SEE EXHIBIT "A" ATTACHED HERETO.

# 3301  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

JUN 27 2006

Dated: June 23, 2006

Amount Paid \$ 6769.00  
By Skagit Co. Treasurer Deputy

GARY D. GRABER

NOTARY PAGE

STATE OF WASHINGTON

County of

Ino homish

} ss.

I hereby certify that I know or have satisfactory evidence that GARY D. GRABER

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

Dated: June 23, 2006

Brenda Cardwell

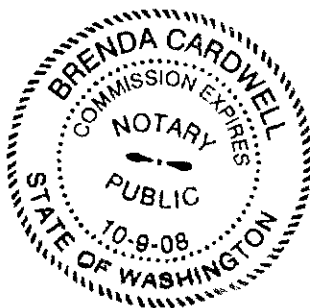
Notary Public in and for the State of Washington

Brenda Cardwell

Printed Name

Residing at Granite Falls

My appointment expires 10/9/08



STATE OF WASHINGTON

County of

}  
} ss.  
}

I hereby certify that I know or have satisfactory evidence that

is the person(s) who appeared before me, and said person(s) acknowledged that (he, she, they) signed this instrument, on oath stated that

authorized to execute the instrument and acknowledge it as the

of to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated:

Notary Public in and for the State of Washington

Printed Name

Residing at

My appointment expires



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**EXHIBIT A**

General taxes, together with interest, penalty and statutory foreclosure costs, if any, first half delinquent May 1, 2006, if unpaid, second half delinquent November 1, 2006, if unpaid:

<u>Account No.</u>	<u>Year</u>	<u>Amount Billed</u>	<u>Amount Paid</u>	<u>Balance Owning</u>
3938-001-021-0004	2006	\$ 3,245.30	\$1,622.65	\$1,622.65

Property I.D. No.: P66503

Restrictive covenants contained in the plat of said subdivision, substantially, as follows:

- 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;
- 3.) No building shall be constructed closer than 10 feet to any lot boundary.

Easements for forest protection roads over said property granted to State Division of Forestry by deed recorded in Volume 171 of Deeds, page 65, and Volume 175 of Deeds, page 482.

Right of the State of Washington in and to that portion, if any, of the property herein described which lies below the line of ordinary high water of Lake Cavanaugh.

Any prohibition of or limitation of use, occupancy or improvement of the land resulting from the rights of the public or riparian owners to use any portion which is now, or has formerly been, covered by water.



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