

When recorded return to:

Mr. and Mrs. Gary Hughes Richter, Jr.  
34165 North Shore Drive  
Mount Vernon, WA 98274

Recorded at the request of:  
First American Title  
File Number: 88385



200606290118  
Skagit County Auditor

6/29/2006 Page 1 of 2 1:48PM

**Statutory Warranty Deed**

FIRST AMERICAN TITLE CO.  
88385E-1

**THE GRANTORS ROBERT MC ELHOSE AND PRISCILLA MC ELHOSE, HUSBAND AND WIFE** for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, conveys and warrants to **Gary Hughes Richter, Jr. and Kristina L. Richter, husband and wife** the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Lot 45, Block 2, "LAKE CAVANAUGH SUBDIVISION, DIVISION NO. 1"

Tax Parcel Number(s): 3937-002-045-0005, P66383

Lot 45, Block 2, "LAKE CAVANAUGH SUBDIVISION, DIVISION NO. 1", as per Plat recorded in Volume 5 of Plats, pages 37 to 43, recorded under Skagit County Auditor's File No. 393244, records of Skagit County, Washington.

SUBJECT TO: Covenants, Conditions, Restrictions and Easements as indicated by the Attached Schedule B-1 and by this reference made a part hereof.

TOGETHER WITH second class shorelands as conveyed by the State of Washington in front of, abutting and adjacent to the above described property. Title to said shorelands is conveyed and quit claimed without warranty of any kind.

Dated 6/28/06

Robert McElhose

Priscilla McElhose

3265  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

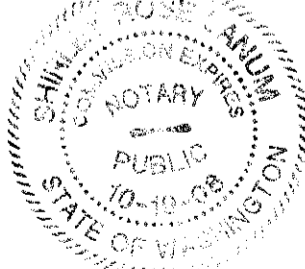
JUN 29 2006

Amount Paid \$ 6502.00  
Skagit Co. Treasurer  
By yp Deputy

STATE OF Washington }  
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Robert McElhose and Priscilla McElhose, 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: 06-28-06



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

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. 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.
- D. Terms, provisions and reservations under the Submerged Land act (43 U.S.C.A. 1301 through 1311) and the rights of the United States of America to regulate commerce, navigation, flood control, fishing and production of power.
- E. Any question of the location of lateral boundaries and the seaward boundaries of the second class tidelands/shorelands described herein.



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