

When recorded return to:

Mr. and Mrs. Robert McElhose
34120 North Shore Drive
Mount Vernon, WA 98274



200607140015
Skagit County Auditor

7/14/2006 Page 1 of 3 9:29AM

Recorded at the request of:
First American Title
File Number: 88386

Statutory Warranty Deed

FIRST AMERICAN TITLE CO.

88386E-1

THE GRANTOR Peter E. Johanson, as his separate estate for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Robert McElhose and Priscilla McElhose, husband and wife the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:
Lot 38, Block 2, and ptn. Lot 61, Lots 62 and 63, Block 1, "LAKE CAVANAUGH SUBDIVISION, DIVISION NO. 1"

Tax Parcel Number(s): 3937-001-063-0020, P66340, 3937-002-038-0004, P66379

PARCEL "A":

Lots 61, 62 and 63, Block 1, "LAKE CAVANAUGH SUBDIVISION, DIVISION NO. 1", as per Plat recorded in Volume 5 of Plats, pages 37 through 43, inclusive, records of Skagit County, Washington.

EXCEPT the Northwesterly 30 feet of said Lot 61.

PARCEL "B":

Lot 38, Block 2, "LAKE CAVANAUGH SUBDIVISION, DIVISION NO. 1", as per Plat recorded in Volume 5 of Plats, pages 37 through 43, inclusive, records of Skagit County, Washington.

SUBJECT TO: Covenants, conditions, restrictions and easements as per attached schedule B-1 and by this reference made a part here of.

Dated 6/20/06

Peter E. Johanson

3563
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

JUL 14 2006

Amount Paid \$ 15135.00
By Skagit Co. Treasurer
Deputy

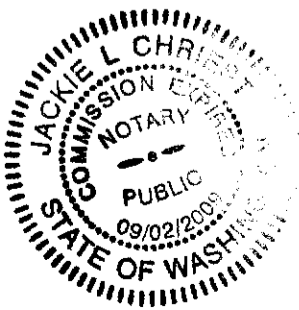
STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Peter E. Johanson, 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: 6/20/06

Jackie L. Christ

Notary Public in and for the State of Washington
Residing at Mount Vernon
My appointment expires: 9/02/2009



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. EASEMENT AND PROVISIONS THEREIN:

Grantee: Puget Sound Power & Light Company, a Washington corporation
Dated: January 5, 1985
Recorded: January 16, 1985
Auditor's No.: 8501160028
Purpose: Right to construct, operate, maintain, repair, replace and enlarge one or more electric transmission and/or distribution lines over and/or under the right of way;
Location: As constructed or to be constructed on the Northeasterly 10 feet

D. EASEMENT AND PROVISIONS CONTAINED THEREIN AS CREATED OR DISCLOSED INSTRUMENT:

In Favor Of: Adjacent property owner
Recorded: July 1, 1993
Auditor's No.: 9307010057
For: Drainfield for septic system
Affects: Lot 61



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

Recorded: September 12, 1990
Auditor's No.: 9009120001

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

Recorded: July 1, 1993
Auditor's No.: 9307010056

OFFICIAL DOCUMENT



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