

When recorded return to:

Mr. and Mrs. Andy Wedekind  
33188 South Shore Drive  
Mount Vernon, WA 98274

Recorded at the request of:  
First American Title  
File Number: 89024



200608150007

Skagit County Auditor

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### Statutory Warranty Deed

THE GRANTOR Diane M. Herrera, an unmarried woman for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Andy Wedekind and Pamela Wedekind, husband and wife the following described real estate, situated in the County of Skagit, State of Washington

FIRST AMERICAN TITLE CO.

89024E-2

Abbreviated Legal:

Lot 7, Block 2, "LAKE CAVANAUGH SUBDIVISION, DIVISION NO. 3"

Tax Parcel Number(s): P66958, 3939-002-007-0009

Lot 7, Block 2, "LAKE CAVANAUGH SUBDIVISION, DIVISION NO. 3", as per plat thereof recorded in Volume 6 of Plats, pages 25 to 31, 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 hereof.

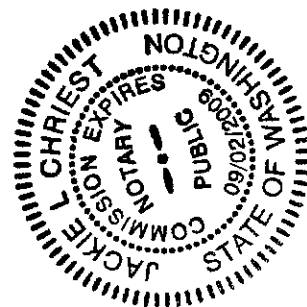
Dated 8-8-2006

Diane M. Herrera

Diane M. Herrera

# 4157  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

AUG 15 2006



STATE OF Washington

COUNTY OF Skagit

Amount Paid \$ 532.00  
By } SS: [Signature] Deputy  
Skagit Co. Treasurer

I certify that I know or have satisfactory evidence that Diane M. Herrera, 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: 8-8-06

Jackie L. Christ

Notary Public in and for the State of Washington

Residing at mt vernon

My appointment expires: 9/2/09

**Schedule "B-1"**

**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.



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