

WHEN RECORDED RETURN TO:

BRIAN K. HAMMER, Attorney at Law  
P.O. Box 5156  
3015 Colby Ave., Suite 300  
Everett, WA 98206-5156



200806060085

Skagit County Auditor

6/6/2008 Page

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3 11:28AM

CHICAGO TITLE CO.

IC45906

## STATUTORY WARRANTY DEED

THE GRANTOR PAT D. MOONEY AND BETTY A. MOONEY, HUSBAND AND WIFE, WHO ACQUIRED TITLE AS PAT DOUGLASS MOONEY AND BETTY ALICE MOONEY, HUSBAND AND WIFE

for and in consideration of TEN DOLLARS (\$10) AND OTHER GOOD AND VALUABLE CONSIDERATION

in hand paid, conveys and warrants to STACEY R. HASSEBROCK, A MARRIED WOMAN AS HER SEPARATE ESTATE

the following described real estate situated in the County of SKAGIT, State of Washington:

Lot 36, Block 1, and Lot 13, Block 2, LAKE CAVANAUGH SUBDIVISION, DIVISION NO. 1, according to the plat thereof recorded in Volume 5 of Plats, pages 37 through 43, records of Skagit County, Washington.

Situated in Skagit County, Washington.

Assessor's Tax Parcels ID# : 39370010360008 (P66311) and  
39370020130003 (P66354)

SUBJECT TO: Easements, exceptions, reservations and restrictions as set forth in Schedule B attached hereto and incorporated herein by this reference, which Schedule B is a part of CHICAGO TITLE ALTA commitment Order No. IC45906 dated May 29, 2008.

STATUTORY WARRANTY DEED  
PHIL6394  
Page 1 of 2

1866  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Brian K. Hammer, Attorney at Law  
P.O. Box 5156 - 3015 Colby Ave. #300  
Everett, WA 98206-5156  
258-1924 - WSBA #7642

JUN 06 2008

Amount Paid \$ 7082.57  
Skagit Co. Treasurer  
By *mam* Deputy



SCHEDULE B

1. Easement, including the terms and conditions thereof, granted by instrument(s);  
Recorded: March 30, 1937  
Auditor's No(s): 288266, records of Skagit County, Washington  
In favor of: State Division of Forestry  
For: Construct and maintain a road for forest protection purposes  
Affects: Location undeterminable
  
2. Easement, including the terms and conditions thereof, granted by instrument(s):  
Recorded: October 17, 1938  
Auditor's No(s): 306699, records of Skagit County, Washington  
In favor of: State Division of Forestry  
For: Construct and maintain a road for forest protection purposes  
Affects: Location undeterminable
  
3. Agreement, including the terms and conditions thereof; entered into;  
By: English Lumber Company  
And Between: Bald Mountain Mill Company  
Recorded: July 30, 1941  
Auditor's No. 380724, records of Skagit County, Washington
  
4. 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 be or become an annoyance to the neighborhood.
  - B. No lots shall be used for commercial business or manufacturing purposes.
  - C. No building shall be constructed closer than 10 feet to any lot boundary.
  
5. Any prohibition or limitation on the use, occupancy, or improvement of the land resulting from the rights of the public or riparian owners to use any waters which may cover the land or to use any portion of the land which is now or may formerly have been covered by water.
  
6. Right of use, control, or regulation by the United States of America in the exercise of power over commerce and navigation.
  
7. Any question of location, boundary or area related to Lake Cavanaugh, including, but not limited to, any past or future changes to it.
  
8. Right of the State of Washington in and to that portion of the property described herein, if any, lying in the bed or former bed of the Lake Cavanaugh, if navigable.



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