

When recorded return to:

Mr. and Mrs. John S Marchese
1937 31st W
Seattle, WA 98199



201210050144
Skagit County Auditor

10/5/2012 Page 1 of 3 2:38PM

Filed for Record at Request of
Wells Fargo Escrow Company
Escrow Number: 12-11861-AL

Grantor: Joan R Santucci Unified Credit Trust
Grantee: John S Marchese and Joanne Marchese

GUARDIAN NORTHWEST TITLE CO.

Tax Parcel Number(s): 3940-000-012-0003

104289-1

Abbreviated Legal:

Statutory Warranty Deed

THE GRANTOR RONALD J SANTUCCI, AS TRUSTEE OF THE JOAN R. SANTUCCI UNIFIED CREDIT TRUST DATED JANUARY 29, 1999 for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to John S Marchese and Joanne Marchese, Husband and Wife the following described real estate, situated in the County of Skagit, State of Washington.

SUBJECT TO: SEE EXHIBIT "A" ATTACHED
Lot 12, "LAKE CAVANAUGH PARK"

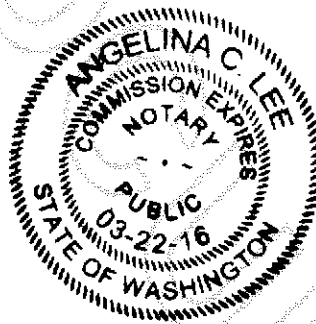
Tax Parcel Number(s): 3940-000-012-0003 P67034

Lot 12, "LAKE CAVANAUGH PARK", as per plat recorded in Volume 7 of Plats, pages 63 and 64, records of Skagit County, Washington.

Dated 9/21/12

Joan R Santucci Unified Credit Trust

By: Ronald J Santucci, Trustee



STATE OF WA }
COUNTY OF K } SS:

I certify that I know or have satisfactory evidence that Ronald J Santucci is/are the person(s) who appeared before me, and said person(s) acknowledge HE signed this instrument, on oath stated HE is/are authorized to execute the instrument and acknowledge that as the Trustee of Joan R Santucci Unified Credit Trust to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 10-4-12

Angelina Lee
Notary Public in and for the State of Washington
Residing at Edmonds
My appointment expires: 3/22/2016

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2012 3165
OCT 05 2012

Amount Paid \$ 10,685.00
Skagit Co. Treasurer
By KL Deputy

EXHIBIT "A"

A. Restrictions contained on the face of the plat as follows:

"The owners do hereby declare the following covenants, limitations, and restrictions as covenants running with the land in the Plat of LAKE CAVANAUGH PARK, to wit:

All lots in said plat shall be used for dwelling purposes only except that Tracts A and C may be used for ordinary commercial business, otherwise no dance hall, store, amusement resort, or commercial building whatsoever shall be placed on any lot, nor shall boats be permitted to be kept for public rental, and no lot shall be used for public parking of vehicles. No dock or boathouse shall be used for any commercial purposes or any public use. No building shall be erected on any residential lot nearer than 20 feet from the front street line of any lot nearer than 3 feet to any side lot line. No owner shall interfere with the reasonable use of the community beach for boating and other pleasure use of the owners in this plat.

Sewage disposal approval in accordance with specifications of the Skagit County Health Department is required for each individual lot with a minimum setback from the lake of 50 feet.

No poultry or livestock shall be kept or maintained on Lots 1 through 16 abutting the waterfront, and Tracts A and B.

Tract B is the undivided and common property of the owners of Lots 17 to 32 inclusive in this plat for joint recreational use and is not dedicated to the public. The development, maintenance and upkeep of said Tract "B" is the joint obligation of said lot owners and for purposes of taxation the assessed valuation is prorated and included in the assessed valuation of each of said lots."

B. Rights granted to Western Power Company by documents recorded February 28, 1920, under Auditor's File No. 139709 and 139710, substantially as follows:

"To perpetually back and hold water upon and over the land hereinafter described, and to overflow any such land and inundate the same."

C. Reservations contained in deed from the State of Washington recorded under Auditor's File No. 480173, reserving to the grantor all oil, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working the same and providing that such rights shall not be exercised until provision has been made for full payment of all damages sustained by reason of such entry.

Right of the State of Washington or its successors, subject to payment of compensation therefore, to acquire rights-of-way for private railroads, skid roads, flumes, canals, water courses or other easements for transporting and moving timber, stone, minerals, and other products from this and other property, as reserved in deed referred to above.

D. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee:	William Welechuk, et al
Recorded:	July 31, 1956
Auditor's No.	539498
Purpose:	Road purposes and for the purpose of providing a right-of-way for the laying of water pipes, the installation of utility poles
Area Affected:	A 20 foot wide strip of land

E. EASEMENT AND PROVISIONS THEREIN:

Grantee:	Puget Sound Energy, Inc., formerly Puget Sound Power & Light Co.
Recorded::	July 28, 1961
Auditor's No.:	610526
Purpose:	Right to construct, operate, maintain, repair, replace and enlarge one or more electric transmission and/or distribution lines and related facilities.



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EXHIBIT "A"

F. 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.)

G. REGULATORY NOTICE/AGREEMENT THAT MAY INCLUDE COVENANTS, CONDITIONS AND RESTRICTIONS AFFECTING THE SUBJECT PROPERTY:

Recorded: February 14, 1992
Auditor's No.: 9202140020
Regarding: Notice of On-site Sewage System Status

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice.

Said notice/agreement may pertain to governmental regulations for building or land use. Said matters are not a matter of title insurance. If such non-title insurance matters are shown, they are shown as a courtesy only, without the expectation that all such matters have been shown.

H. REGULATORY NOTICE/AGREEMENT THAT MAY INCLUDE COVENANTS, CONDITIONS AND RESTRICTIONS AFFECTING THE SUBJECT PROPERTY:

Recorded: February 7, 1992
Auditor's No.: 9202070032
Regarding: Variance SHL91-029

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice.

Said notice/agreement may pertain to governmental regulations for building or land use. Said matters are not a matter of title insurance. If such non-title insurance matters are shown, they are shown as a courtesy only, without the expectation that all such matters have been shown.

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

Name: Survey
Recorded: January 24, 1992
Auditor's No.: 9201240017



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