

AFTER RECORDING MAIL TO:
STEPHANIE GALBRAITH
PO BOX 547
DUVALL, WA 98019



199908130101
Kathy Hill, Skagit County Auditor
8/13/1999 Page 1 of 2 12:04:06PM

Filed for Record at Request of
Davidson, Czeisler, Kilpatric & Zeno, P.S.
Escrow Number: 45099MAC

ISLAND TITLE CO. Statutory Warranty Deed

Grantor(s): TOMMY RIZZUTO, BARBARA A. RIZZUTO
Grantee(s): STEPHANIE GALBRAITH
Abbreviated Legal:
Additional legal(s) on page:
Assessor's Tax Parcel Number(s): 3939-001-041-0009

SB-14661 ✓

THE GRANTOR TOMMY RIZZUTO and BARBARA A. RIZZUTO, husband and wife

for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION AND AS PART OF AN I.R.C. SECTION 1031 TAX-DEFERRED EXCHANGE

in hand paid, conveys and warrants to STEPHANIE GALBRAITH, a single person

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

LOT 41, BLOCK 1, LAKE CAVANAUGH SUBDIVISION DIVISION NO. 3, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 6 OF PLATS, PAGES 25 THROUGH 31, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATED IN SKAGIT COUNTY, WASHINGTON.

SUBJECT TO RIGHTS, RESERVATIONS, RESTRICTIONS AND EASEMENTS OF RECORD AS SET FORTH ON EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE.

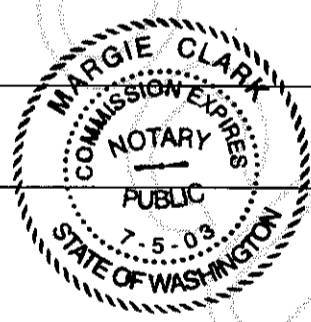
Dated this ^{9th} ~~8th~~ day of ~~July~~ ^{August}, 1999

By Tommy M. Rizzuto
TOMMY RIZZUTO

By _____

By Barbara A. Rizzuto
BARBARA A. RIZZUTO

By _____



STATE OF WASHINGTON }
County of KING } SS:

I certify that I know or have satisfactory evidence that TOMMY RIZZUTO AND BARBARA A. RIZZUTO

are the person s who appeared before me, and said person s acknowledged that they signed this instrument and acknowledge it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

August 11, 1999

Margie Clark
MARGIE CLARK
Notary Public in and for the State of WASHINGTON
Residing at BOTHELL
My appointment expires: 7/05/2003

30948
SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax
PAID

AUG 18 1999

Amount Paid \$ 2601.00
Skagit County Treasurer
By: br Deputy

EXHIBIT "A"

Easements as shown on the face of said plat, as follows:

The lands herein described are subject further to the following encumbrances:

Easements to State Division of Forestry and Puget Sound Pulp and Timber Company.

Easement, including the terms, covenants, and provisions thereof, created by instrument

Recorded: October 17, 1938
Auditor's No.: 306699, records of Skagit County, WA
In favor of: State Division of Forestry
For: Road for forest protection

The exact location and extent of said easement is not disclosed of record.

Restrictions contained on the face of 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.

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.

Right of use, control, or regulation by the United States of America in the exercise of power over navigation.

Any question that may arise due to shifting or change of the line of high water of Lake Cavanaugh OR due to said lake having shifted or changed its line of high water.

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.

Easement, including the terms and conditions thereof, granted by instrument

Recorded: December 28, 1982
Auditor's No.: 8212280079, records of Skagit County, WA
In favor of: Puget Sound Power and Light Company
For: Electric transmission and/or distribution line, together with necessary appurtenances

Affects: A right-of-way 10 feet in width having 5 feet of such width on each side of a centerline described as follows:

Beginning at the most Southerly corner of the above described property;
thence along the approximate bearings and distances as follows: North 13° East a distance of 156 feet to a point hereinafter referred to as point "X";
thence North 19° East to intersect with the Northwesterly line of said property.

Also a right-of-way 10 feet in width, having 5 feet of such width on each side of a centerline described as follows: Returning to said point "X";
thence along the approximate bearing and distance as follows: North 55° East to intersect with the Southerly line of said property

