

AFTER RECORDING MAIL TO:
Thomas A. Wolff and Sandy A. Wolff
16903 28th Dr. S.E.
Bothell, WA 98012



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Kathy Hill, Skagit County Auditor
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Filed for Record at Request of
Norwest Escrow Company
Escrow Number: 04-00017-00

FIRST AMERICAN TITLE CO.

61611-7

Statutory Warranty Deed

Grantor(s): Charles F. Berry
Grantee(s): Thomas A. Wolff and Sandy A. Wolff

Abbreviated Legal: Lot 23, Block 1, Lake Cavanaugh Subdivision, Division No. 3, Vol 6, Pages 25 to 31

Assessor's Tax Parcel Number(s): 3939-001-023-0001 R66798

THE GRANTOR Charles F. Berry, a ^{Single} ~~married~~ man as his separate property for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Thomas A. Wolff and Sandy A. Wolff, husband and wife the following described real estate, situated in the County of Skagit, State of Washington

Lot 23, Block 1, "Lake Cavanaugh Subdivision Division No. 3", according to the recorded plat thereof in the Office of the Auditor of Skagit County, Washington, In Volume 6 of Plats, pages 25-31.

Subject to: Schedule "B-1" attached hereto and made a part thereof.

Dated: March 20, 2000

Charles F. Berry
Charles F. Berry

34451
SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax

MAR 24 2000

Amount Paid \$2,861.10
Skagit Co. Treasurer
By AC Deputy

State of Washington }
County of Skagit } SS:

I certify that I know or have satisfactory evidence that Charles F. Berry is the person(s) who appeared before me, and said person(s) acknowledged that he signed this instrument and acknowledge it to be his free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 3-22-2000

Carrie Huffer

Notary Public in and for the State of Washington
Residing at Burlington
My appointment expires: 12/31/2003



Commitment No. 00061611

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.

A. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

In Favor Of:
Dated:
Recorded:
Auditor's No:
Purpose:

State Division of Forestry
September 6, 1938
October 17, 1938
306699

Area Affected:

Construct and maintain a road for forest protection purposes over and across said subdivision
Exact location is undisclosed on the record

B. Rights of Bald Mountain Mill Company, a corporation, to remove cedar timber from Sections 22 and 23, as disclosed by that certain Supplemental Agreement dated July 30, 1941 and recorded June 1, 1945 under Auditor's File No. 380724.

C.F.B.



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