

AFTER RECORDING MAIL TO:
Douglas Welch
10116 Dakota Way
Everett, WA 98204



200008100019

Kathy Hill, Skagit County Auditor
8/10/2000 Page 1 of 2 11:12:01AM

Filed for Record at Request of
Wells Fargo Escrow Company
Escrow Number: 04-00101-00

Statutory Warranty Deed

FIRST AMERICAN TITLE CO.
62793-1

Grantor(s): Kevin John Donaghy, Michael Brian Donaghy and Lorraine Donaghy
Grantee(s): Douglas W. Welch, Laverne J. Welch, Kenneth M. Frederick and Leslie K. Frederick

Abbreviated Legal:

Lot 120, Block 1 & Lot 81, Block 3, "Lake Cavanaugh Subdivision, Division No. 2"

Additional legal(s) on page:

Assessor's Tax Parcel Number(s): 3938-004-120-0004 R66598, 3938-003-081-0007 R66732

THE GRANTOR Kevin John Donaghy, a Single Person, Michael Brian Donaghy and Lorraine Donaghy, Husband and Wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Douglas W. Welch and Laverne J. Welch, Husband and Wife, Kenneth M. Frederick and Leslie K. Frederick, Husband and Wife the following described real estate, situated in the County of Skagit, State of Washington

Lot 120, Block 1 and Lot 81, Block 3, "Lake Cavanaugh Subdivision, Division No. 2", as per plat recorded in Volume 5 of Plats, pages 49 to 54, inclusive, records of Skagit County, Washington.

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

Dated August 4, 2000

Kevin John Donaghy

Michael Brian Donaghy

Lorraine Donaghy

36697
SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax
PAID

AUG 10 2000

State of Washington
County of Skagit } SS:

Amount Paid \$ 11438.20
By: Skagit County Treasurer
Deputy

I certify that I know or have satisfactory evidence that Kevin John Donaghy, Michael Brian Donaghy and Lorraine Donaghy is/are the person(s) 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.

Dated: 8/5/2000



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

Commitment No. 00062793

Schedule "B-1" Exceptions

A. Easements granted to the State Division of Forestry:

(a) Easement granted by English Lumber Co. to State Division of Forestry, to construct and maintain a road for forest protection purposes, by instrument dated April 20, 1935, recorded March 30, 1937 in Volume 171 of Deeds, page 465, under Auditor's File No. 288266, records of said County.

(b) Easement granted by English Lumber Co. to State Division of Forestry, to construct and maintain a road for forest protection purposes, by instrument dated September 6, 1938, recorded October 17, 1938, in Volume 175 of Deeds, page 432, under Auditor's File No. 306699, records of said County.

B. Easement created by unrecorded agreement dated January 1, 1945, between the English Lumber Company, a corporation, as seller, and Puget Sound Pulp and Timber Company, a corporation, as purchaser, disclosed by that certain deed recorded October 3, 1945, under Skagit County Auditor's File No. 383721.

C. Restrictions contained in the plat of said subdivision, substantially as follows, but omitting restrictions, if any, based on race, color, religion or national origin:

(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.

[Handwritten signatures]

