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Skagit County Auditor

10/12/2000 Page 1 of 4 11:44:13AM

UNRECORDED

Return Address:
Jeffrey E. Pratt
16000 Bothell-Everett Hwy. #160
Mill Creek, WA 98012

FIRST AMERICAN TITLE CO.

63072-1

STATUTORY WARRANTY DEED

Reference No: n/a
Grantor: James L. Donaldson III
Grantee: Blaine O'Kelley & Kathy O'Kelley, h/w
Legal Description: Lot 3, Lake Cavanaugh
Assessor's Property Tax Parcel No. 3940-000-003-0004 R67025

The Grantor, JAMES L. DONALDSON, III, a single man, for and in consideration of Ten Dollars (\$10.00) and other valuable consideration, in hand paid, conveys and warrants to BLAINE O'KELLEY and KATHY O'KELLEY, husband and wife, the following described real estate, situated in the County of Skagit, State of Washington:

An undivided one-half (1/2) interest in Lot 3, "Lake Cavanaugh Park", as per plat recorded in Volume 7 of Plats, page 63, records of Skagit County, Washington;

SUBJECT to easements, restrictions, reservations, covenants and conditions of record as shown on Exhibit "B-1" and by this reference made a part hereof.

Dated this 10th day of October, 2000

37700
SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax

OCT 12 2000

Amount Paid \$1,331.10
Skagit Co. Treasurer
By DC Deputy

James L. Donaldson III
James L. Donaldson, III

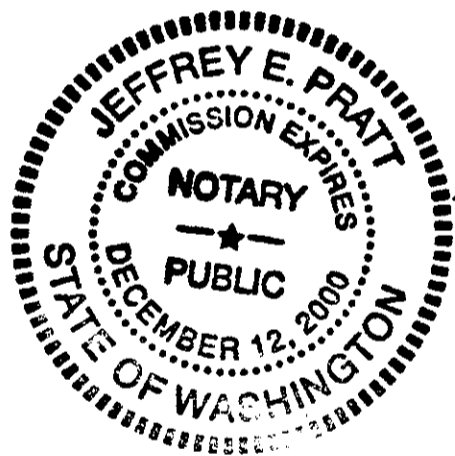
UNRECORDED

UNOFFICIAL DOCUMENT

STATE OF WASHINGTON)
) SS
COUNTY OF SNOHOMISH)

I certify that I know or have satisfactory evidence that James L. Donaldson, III is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in the instrument.

SUBSCRIBED AND SWORN this 10th day of October, 2000



Jeffrey E. Pratt

JEFFREY E. Pratt (Print Name)
NOTARY PUBLIC in and for the State
of Washington, residing at Snohomish
My commission expires: 12-12-2000



Schedule "B-1" Exceptions

A. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Willia, Welechuk, Lot 1; Ray Trachter and Alice Trachter, Lot 2; William Langshaw, Lot 3; Mrs. Vina Black, Lot 4; Dr. W.K. Wright, Lot 5; B.A. Larsson and Yvonne Larsson, Lot 6; Gordon D. Bogles, Lot 7; Cecil B. Jacobs, Lot 8; Lyle F. Dyson and Gaynelle Dyson, Lot 9; Howard M. Deeter, Lot 10; William H. Nichol, Lot 11; James Frees and Shirley Frees, Lot 12; John F. Bergquist and Eileen Bergquist, Lots 13 and 14; Claude Hansen and Lillian Hansen, Lots 15 and 16

Recorded: July 21, 1956
Auditor's No: 539498
Purpose: Road purposes and for the purposes 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

B. EASEMENT AND PROVISIONS CONTAINED THEREIN:

Grantee: Puget Sound Power & Light Company
Recorded: March 6, 1961
Auditor's No: 604869
Purpose: Right to enter said premises to operate, maintain and repair underground electric transmission and/or distribution system, together with the right to remove brush, trees and landscaping which may constitute a danger to said lines

Affects: Said power line to, more or less, follow the 20 foot strip of land that is being used for road purposes through the above-mentioned tract of land as described in Skagit County, Auditor's File No. 539498

C. EASEMENT AND PROVISIONS CONTAINED THEREIN:

Grantee: Puget Sound Power & Light Company
Dated: June 26, 1961
Recorded: July 6, 1961
Auditor's No: 609585
Purpose: Right to enter said premises to operate, maintain and repair underground electric transmission and/or distribution system, together with the right to remove brush, trees and landscaping which may constitute a danger to said lines

Affects: The centerline of said electric line to be located as now staked across said property along the Westerly line of above mentioned property



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Exceptions continued

Commitment No. 00063072

D. RESERVATIONS 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."

E. 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."

F. 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.



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, Skagit County Auditor,