

AFTER RECORDING MAIL TO:
Donald Hansen
633 N.W. 52nd Street
Seattle, WA 98107



200105230040
Skagit County Auditor

5/23/2001 Page 1 of 2 11:26:14AM

Filed for Record at Request of
Wells Fargo Escrow Company
Escrow Number: 04-00307-01

Statutory Warranty Deed

FIRST AMERICAN TITLE CO.

Grantor(s): Jerome G. Schneider and Connie Jo Schneider
Grantee(s): Donald A. Hansen and Brooke A. Ghen *65098-1*
Abbreviated Legal:
Lot 3, Block 5 and Lot 1, Block 6, "LAKE CAVANAUGH SUBDIVISION NO. 1"
Additional legal(s) on page:
Assessor's Tax Parcel Number(s): 3937-006-001-0008 R66447, 3937-005-003-0008 R66426

THE GRANTOR Jerome G. Schneider and Connie Jo Schneider, Husband and Wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Donald A. Hansen, a Single Person, Brooke A. Ghen, a Single Person, as Joint Tenants with right of survivorship and not as Tenants in Common the following described real estate, situated in the County of Skagit, State of Washington

Lot 3, Block 5 and Lot 1, Block 6 "LAKE CAVANAUGH SUBDIVISION NO. 1", according to the plat thereof recorded in Volume 5 of Plats, Pages 37, 38, 39, 40, 41, 42 and 43, records of Skagit County, Washington,
Together with shorelands of the second class situate in front of, adjacent to or abutting thereof.
Subject to: Schedule "B-1" attached herto and made a part thereof.

Dated May 18, 2001

Jerome G. Schneider
Jerome G. Schneider

Connie Jo Schneider
Connie Jo Schneider

The Grantees, by signing the acceptance below, evidence their intention to acquire said premises as Joint Tenants with the right of survivorship, and not as Tenants in Common.

Donald A. Hansen
Donald A. Hansen

Brooke A. Ghen
Brook A. Ghen

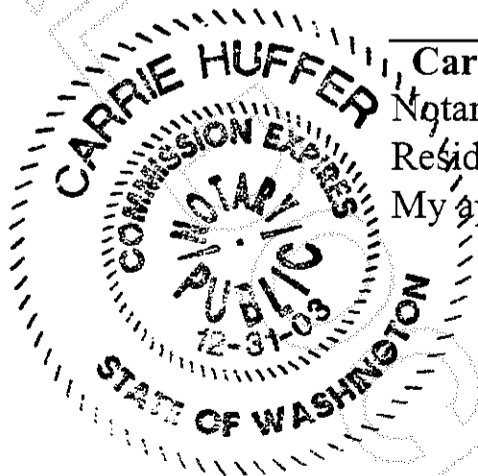
State of Washington }
County of Skagit } SS:

I certify that I know or have satisfactory evidence that Jerome G. Schneider and Connie Jo Schneider 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: 5-23-01

Carrie Huffer
Carrie Huffer

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



Commitment No. 00065098

Schedule "B-1" Exceptions

A. RESTRICTIONS CONTAINED IN SAID PLAT, BUT OMITTING RESTRICTIONS BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN, AS FOLLOWS:

1. 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.
2. No lots shall be used for commercial business or manufacturing purposes except Lots 1, 2, 3, 27, 28, 29, 30 in Block 1, and Lots 4, 5, 6, 7 in Block 2.

B. Right in the general public to the unrestricted use of all the waters of a navigable body of water not only for the primary purpose 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 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.)

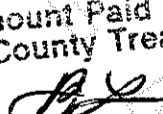

C. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee:	The owners and future owners of Lot 3, Block 5
Dated:	April 25, 1983
Recorded:	April 28, 1983
Auditor's No:	8304280036
Purpose:	An easement for ingress and egress
Area Affected:	The Northwesterly 55 feet of Lot 1, Block 6

D. Easement for a right to overflow granted to the Western Power Company on May 27, 1913, under Application No. 8924.

41002
SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax
PAID

MAY 23 2001

Amount Paid \$ 2065.50
Skagit County Treasurer
By:  Deputy 

DA
B.4



200105230040
Skagit County Auditor