

AFTER RECORDING MAIL TO:
Kimberly A. Neumann
18510 42nd Place West
Lynnwood, WA 98037



200204160008
Skagit County Auditor
4/16/2002 Page 1 of 2 8:42AM

Filed for Record at Request of
Land Title Company of Skagit County
Escrow Number: S-100640-E

LAND TITLE COMPANY OF SKAGIT COUNTY

Statutory Warranty Deed

Grantor(s): J. Graham Pierson
Grantee(s): Kimberly A. Neumann, Kirk R. Neumann
Abbreviated Legal: Lot 54, 55, Block 3, LAKE CAVANAUGH SUBDIVISION, DIVISION NO. 2
Additional legal(s) on page:
Assessor's Tax Parcel Number(s): 3938-003-054-0000/P66707, 3938-003-055-0009/P66708

THE GRANTOR J. GRAHAM PIERSON, as his separate property for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Kimberly A. Neumann, a single person, and Kirk R. Neumann, a single person the following described real estate, situated in the County of Skagit, State of Washington: Lots 54 and 55, Block 3, "LAKE CAVANAUGH SUBDIVISION, DIVISION NO. 2", as per plat recorded in Volume 5 of Plats, pages 49 through 54, inclusive, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

#1023

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Dated this 16th day of April, 2002

By J. Graham Pierson
J. Graham Pierson

By _____
Amount Paid \$ 757.35
Skagit Co. Treasurer

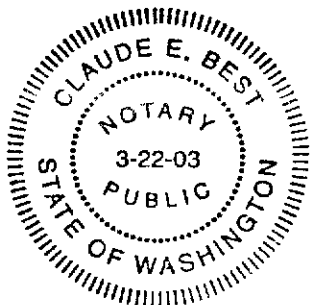
By [Signature] Deputy

STATE OF WASHINGTON
County of Kittitas } SS:

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

Dated: April 11, 2002

[Signature]



Notary Public in and for the State of WASHINGTON
Residing at Pauboo
My appointment expires: 3/22/03

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. 28826, 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 482, 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. Restrictive covenants contained in the plat of said subdivision, substantially, 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;
- 3.) No building shall be constructed closer than 10 feet to any lot boundary.



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UNOFFICIAL DOCUMENT