



200206140111
Skagit County Auditor

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AFTER RECORDING, RETURN TO:

Kenneth and Jackie Chriest
33688 Bamboo Lane
Mount Vernon, WA 98273

SPECIAL WARRANTY DEED

FILED FOR RECORD AT REQUEST
OF LAND TITLE COMPANY

LAND TITLE COMPANY OF SKAGIT COUNTY


Grantor: Estate of Marion P. Ehlers
Grantee: Chriest, Kenneth A. and Jackie
Abbreviated Legal: Lot 16, Blk. 1, Lake Cavanaugh No. 1
Assessor's Tax Parcel Number: 3937-001-016-0002

THE GRANTORS, CHARLOTTE DOMINICO and ROLAND J. EHLERS, as Co-Personal Representatives of the Estate of Marion P. Ehlers, Deceased, for and in consideration of TWO HUNDRED FIFTY THOUSAND NO/100 DOLLARS (\$250,000.00), in hand paid, specially warrants, bargains, sells and conveys to KENNETH A. CHRIEST and JACKIE CHRIEST, husband and wife, the following described real estate, situated in the County of Skagit, State of Washington:

Lot 16, Block 1, "LAKE CAVANAUGH SUBDIVISION, DIVISION NO. 1", as per plat recorded in Volume 5 of Plats, pages 37 through 43, inclusive, records of Skagit County, Washington;

2067
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

JUN 14 2002

Amount Paid \$ 3,825.00
Skagit Co. Treasurer
By  Deputy

SPECIAL WARRANTY DEED

SUBJECT TO easements, covenants, restrictions and other matters of record as set forth on Exhibit "A" attached hereto and by this reference incorporated herein as though fully and completely set forth.

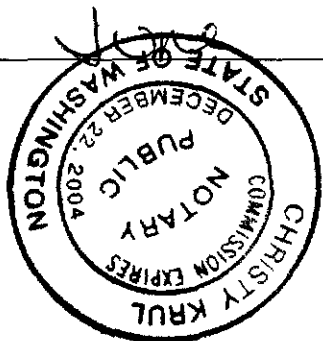
Charlotte Dominico
Charlotte Dominico, Co-Personal Representative of Estate of Marion P. Ehlers

Roland J. Ehlers
Roland J. Ehlers, Co-Personal Representative of Estate of Marion P. Ehlers

STATE OF WASHINGTON)
COUNTY OF Benton) SS.

ON THIS DAY personally appeared before me ROLAND J. EHLERS, Co-Executor/Co-Personal Representative of the Estate of Marion P. Ehlers, Deceased, to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that he signed the same as his free and voluntary act and deed for the uses and purposes therein mentioned.

GIVEN UNDER MY HAND AND OFFICIAL SEAL this 11 day of _____, 2002.



Christy Kraul
Printed Name: Christy Kraul
Notary Public in and for the State of Washington, Residing at Richland.
My Commission Expires: 12-22-2004

SPECIAL WARRANTY DEED

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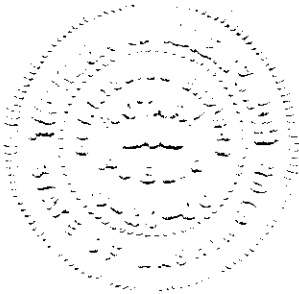
200206140111

Skagit County Auditor

STATE OF WASHINGTON)
) SS.
COUNTY OF KING)

ON THIS DAY personally appeared before me CHARLOTTE DOMINICO, Co-Personal Representative of the Estate of Marion P. Ehlers, Deceased, to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that she signed the same as her free and voluntary act and deed for the uses and purposes therein mentioned.

GIVEN UNDER MY HAND AND OFFICIAL SEAL this 12th day of June, 2002.



Theresa L. Kremenich
Printed Name: Theresa L. Kremenich
Notary Public in and for the State
of Washington, Residing at Seattle.

My Commission Expires: 4/20/05

SPECIAL WARRANTY DEED

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EXHIBIT "A" TO SPECIAL WARRANTY DEED

1. Restrictions contained in the Plat of said Lake Cavanaugh Subdivision No. 1, as follows:

"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.

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."

2. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Division of Forestry, State of Washington
Purpose: To construct and maintain a road for forest fire protection purposes only
Recorded: March 30, 1937
Auditor's No.: 288268 in Volume 171 of Deeds, page 465

3. Right of the State of Washington in and to that portion, if any, of the property herein described which lies below the line of ordinary high water of Lake Cavanaugh.
4. Any prohibition or limitation of use, occupancy or improvement of the land resulting from the rights of the public or riparian owners to use any portion which is now, or has formerly been, covered by water.
5. The effect, if any, of a Survey of said premises recorded December 10, 2001, under Auditor's File No. 200112100189, records of Skagit County, Washington.

