



200408250068
Skagit County Auditor

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WHEN RECORDED RETURN TO
SEAN KEAN
35018 NORTH SHORE DRIVE
MOUNT VERNON, WASHINGTON 98274

CHICAGO TITLE CO. 1031107 ✓



CHICAGO TITLE INSURANCE COMPANY

1184760

STATUTORY WARRANTY DEED

Dated: AUGUST 3, 2004

THE GRANTOR

SHAROL K. ADAM-GRIFFITH, WHO ACQUIRED TITLE AS SHAROL K. ADAM, AN UNMARRIED PERSON
AND SALLY M. CHENOWETH, AN UNMARRIED PERSON

4522
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

for and in consideration of

TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION

AUG 25 2004
4800.00

Amount Paid to
Skagit Co. Treasurer
By Deputy

in hand paid, conveys and warrants to
SEAN KEAN, A SINGLE PERSON

the following described real estate situated in the County of SKAGIT
Tax Account Number(s):

State of Washington:

SEE BELOW

LOTS 7 AND 8 EXCEPT THE WESTERLY 20 FEET OF SAID LOT 7 BLOCK 6, LAKE
CAVANAUGH SUBDIVISION, DIVISION NO. 1 ACCORDING TO THE PLAT THEREOF
RECORDED IN VOLUME 5 OF PLATS PAGE 37 THROUGH 43 RECORDS OF SKAGIT
COUNTY WASHINGTON; TOGETHER WITH SHORELANDS OF THE SECOND CLASS
SITUATED IN FRONT OF, ADJACENT TO OR ABUTTING THEREON AND

LOTS 7 AND 8 EXCEPT THE WESTERLY 20 FEET OF SAID LOT 7 BLOCK 5 LAKE
CAVANAUGH SUBDIVISION, DIVISION NO. 1 ACCORDING TO THE PLAT THEREOF
RECORDED IN VOLUME 5 OF PLATS PAGE 37 THROUGH 43 RECORDS OF SKAGIT
COUNTY, WASHINGTON. SITUATED IN SKAGIT COUNTY, WASHINGTON.

TAX ACCOUNT NUMBERS: 3937-006-008-0019, 3937-006-007-0002,
3937-005-008-0003, 3937-005-007-0004

SUBJECT TO: EXCEPTIONS SET FORTH ON ATTACHED EXHIBIT "A" AND BY
THIS REFERENCE MADE A PART HEREOF AS IF FULLY INCORPORATED
HEREIN.

Sharol K. Adam Griffith
SHAROL K. ADAM-GRIFFITH

Sally M. Chenoweth
SALLY M. CHENOWETH

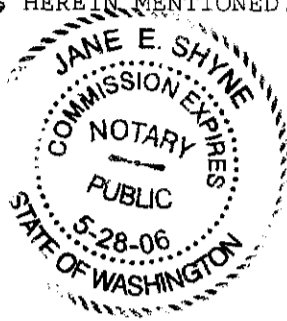
STATE OF WASHINGTON
COUNTY OF KING

SS

ON THIS 16th DAY OF AUGUST, 2004, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED SHAROL K. AMAM GRIFFITH KNOWN TO ME TO BE THE INDIVIDUAL(S) DESCRIBED IN AND WHO EXECUTED THE WITHIN INSTRUMENT AND ACKNOWLEDGED THAT SHE SIGNED AND SEALED THE SAME AS HER FREE AND VOLUNTARY ACT AND DEED, FOR THE USES AND PURPOSES HEREIN MENTIONED.

NOTARY SIGNATURE

PRINTED NAME: JANE E. SHYNE
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
RESIDING AT KIRKLAND
MY COMMISSION EXPIRES ON 5/28/2006.



STATE OF WASHINGTON
COUNTY OF KING

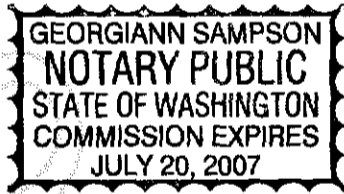
SS

ON THIS 19th DAY OF AUGUST, 2004, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED SALLY M. CHENOWETH KNOWN TO ME TO BE THE INDIVIDUAL(S) DESCRIBED IN AND WHO EXECUTED THE WITHIN INSTRUMENT AND ACKNOWLEDGED THAT SHE SIGNED AND SEALED THE SAME AS HER FREE AND VOLUNTARY ACT AND DEED, FOR THE USES AND PURPOSES HEREIN MENTIONED.

NOTARY SIGNATURE

PRINTED NAME: ~~JANE E. SHYNE~~
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
RESIDING AT ~~KIRKLAND~~ Bellevue
MY COMMISSION EXPIRES ON ~~5/28/2006~~

7-20-07



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CHICAGO TITLE INSURANCE COMPANY

EXHIBIT A

Escrow No.: 1184760

Easement, including the terms and conditions thereof, granted by instrument(s);

Recorded: March 30, 1937
Auditor's No(s): 288266, records of Skagit County, Washington
In favor of: State Division of Forestry
For: Construct and maintain a road for forest protection purposes
Affects: Location undeterminable

Easement, including the terms and conditions thereof, granted by instrument(s);

Recorded: October 17, 1938
Auditor's No(s): 306699, records of Skagit County, Washington
In favor of: State Division of Forestry
For: Construct and maintain a road for forest protection purposes
Affects: Location undeterminable

Exceptions and reservations contained in Deed whereby the Grantor excepts and reserves all oils, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working mines, etc., provided that no rights shall be exercised until provision has been made for full payment of all damages sustained by reason of such entry;

Together With the right, upon paying reasonable compensation, to acquire rights of way for transporting and moving products from other lands, contained in Deed

From: The State of Washington
Recorded: November 22, 1966 and December 16, 1970
Auditor's No.: 691212 and 746815, records of Skagit County, Washington

Easement, including the terms and conditions thereof, granted by instrument(s);

Recorded: November 22, 1966 and December 16, 1970
Auditor's No(s): 691212 and 746815, records of Skagit County, Washington
In favor of: The Western Power Company, under Application No. 8924
For: Right to overflow
Affects: Shorelands of the second class adjacent

Covenants, Conditions and Restrictions contained in said plat as follows:

- 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.

Terms, conditions, and restrictions of that instrument entitled Shoreline Variance Permit No. SHL 92 030;

Recorded: December 29, 1992
Auditor's No(s): 9212290066, records of Skagit County, Washington

Easement, including the terms and conditions thereof, created by instrument(s);

Recorded: October 3, 1945
Auditor's No(s): 383721, records of Skagit County, Washington
In favor of: Puget Sound Pulp and Timber Company, a corporation

Right of the State of Washington or any grantee or lessee thereof, upon paying reasonable compensation, to acquired right-of-way for private railroads, skid roads, flumes, canals, water courses or other easements for transportation and moving timber, stone, minerals or other products from the lands.

This matter applies only to: Shorelands

EXHIBIT/RDA/0999



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Easement delineated on the face of a survey recorded December 16, 1992, in Volume 13 of Surveys, page 165, under Auditor's File No. 9212160125, records of Skagit County, Washington;

For: Ingress, egress and utilities
Affects: Northwesterly 8 feet of said premises

Any prohibition or limitation on the use, occupancy, or improvement of the land resulting from the rights of the public or riparian owners to use any waters which may cover the land or to use any portion of the land which is now or may formerly have been covered by water.

Right of use, control, or regulation by the United States of America in the exercise of power over navigation.

Any question of location, boundary or area related to Lake Cavanaugh, including, but not limited to, any past or future changes in it.

Right of the State of Washington in and to that portion of the property described herein, if any, lying in the bed or former bed of Lake Cavanaugh, if navigable.



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