

AFTER RECORDING MAIL TO:  
Mr. Hola and Ms. Ciaramella  
720 Bell St  
Edmonds, WA 98020



200408270076  
Skagit County Auditor

8/27/2004 Page 1 of 3 11:34AM

Filed for Record at Request of  
Professional Escrow Services, LLC  
Escrow Number: N04-02024-MS

CHICAGO TITLE CO.  
1032213V

### Statutory Warranty Deed

Grantor(s): William R. Jackman and Colleen E. Jackman

Grantee(s): J. Kelly Hola and Carol Ciaramella

Abbreviated Legal:

Lot 166, Blk. 1, Lake Cavanaugh Subdivision No. 3, Vol. 6, Pg. 25.

Assessor's Tax Parcel Number(s): 3939-001-166-0008 P66939

THE GRANTOR William R. Jackman and Colleen E. Jackman, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to J. Kelly Hola and Carol Ciaramella, husband and wife the following described real estate, situated in the County of Skagit, State of Washington.

Lot 166, Block 1, Lake Cavanaugh Subdivision No. 3, according to the Plat thereof filed in Volume 6 of Plats at Page(s) 25 Through 31, records of Skagit County, Washington.

Situate in the Skagit County, Washington.

SUBJECT TO:

Easements, restrictions, covenants, reservations, conditions and agreements, if any of record and as per Exhibit "A" attached hereto and by this reference is made a part hereof.

Dated August 18, 2004

*William R. Jackman*  
William R. Jackman

*Colleen E. Jackman*  
Colleen E. Jackman

STATE OF Washington }  
COUNTY OF King } SS:

I certify that I know or have satisfactory evidence that William R. Jackman and Colleen E. Jackman

~~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: 8-25-04



*Kenneth F. Vogt*  
Kenneth F. Vogt  
Notary Public in and for the State of Washington  
Residing at Shoreline  
My appointment expires: 9-10-07

# 4584  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

AUG 27 2004

Amount Paid \$ 7476.00  
By *[Signature]* Skagit Co. Treasurer Deputy

**EXHIBIT A**

Easement as shown on the face of said plat, as follows:

The lands herein described are subject further to the following encumbrances:

Easements to State Division of Forestry and Puget Sound Pulp and Timber Company.

Easement, including the terms and conditions thereof, created 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

**Note:** Exact location and extent of easement is undisclosed of record.

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

Recorded: October 17, 1938  
Auditor's No.: 306699, records of Skagit County, Washington  
In favor of: State Division of Forestry  
For: Road for forest protection

**Note:** Exact location and extent of easement is undisclosed of record.

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 that may arise due to shifting or change in the course of the Lake Cavanaugh or due to said lake having shifted or changed its course.

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 the Lake Cavanaugh, if navigable.

Rights of Bald Mountain Mill Company, a Corporation, to remove Cedar Timber from Sections 22 and 23, as disclosed by that certain supplemental agreement dated July 30, 1941 and recorded June 1, 1945, under Auditor's File No. 380724.



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Restrictions contained on the face of said plat, but omitting any covenant, condition, or restriction based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicap persons.

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.

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

Recorded: July 5, 1994  
Auditor's No.: 9407050061, records of Skagit County, Washington  
In favor of: Puget Sound Power & Light Company  
For: Underground electric system, together with necessary appurtenances  
Affects: Southerly 5 feet of said premises

Terms, conditions, and restrictions of that instrument entitled Findings of Fact-Entry of Order No. SHL-95-021- for a Shoreline Substantial Development/Variance Permit.;

Recorded: July 6, 1995  
Auditor's No(s): 9507060058, records of Skagit County, Washington

Terms, conditions, and restrictions of that instrument entitled Native Growth Protection Area - Critical Areas Site Plan;

Recorded: December 10, 1997  
Auditor's No(s): 9712100078, records of Skagit County, Washington



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