

AFTER RECORDING MAIL TO:
Mr. and Mrs. Michael S. Brown
709 6th Avenue North
Edmonds, WA 98020



200410280136
Skagit County Auditor

10/28/2004 Page 1 of 3 9:54AM

Filed for Record at Request of
First American Title Of Skagit County
Escrow Number: 82811

FIRST AMERICAN TITLE CO.

Statutory Warranty Deed 82811E

Grantor(s): Andrew L. Cavanaugh and Rosemary F. Cavanaugh
Grantee(s): Michael S. Brown and Heather M. Garvie
Assessor's Tax Parcel Number(s): 3937-001-034-0000 P66309, 3937-002-011-0005 P66352

THE GRANTOR Andrew L. Cavanaugh and Rosemary F. Cavanaugh, husband and wife, for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Michael S. Brown and Heather M. Garvie, husband and wife, the following described real estate, situated in the County of Skagit, State of Washington.

Lot 34, Block 1, "LAKE CAVANAUGH SUBDIVISION, DIVISION NO. 1", as per Plat recorded in Volume 5 of Plats, pages 37 to 43, inclusive, records of Skagit County, Washington.

TOGETHER with Lot 11, Block 2, "LAKE CAVANAUGH SUBDIVISION, DIVISION NO. 1", as per Plat recorded in Volume 5 of Plats, pages 37 to 43, inclusive, records of Skagit County, Washington.

SUBJECT TO easements, restrictions and other exceptions described on the attached Schedule "B-1", which by this reference is incorporated herein as though fully set forth.

Dated: October 22, 2004.

Andrew L. Cavanaugh

Andrew L. Cavanaugh

Rosemary F. Cavanaugh

Rosemary F. Cavanaugh

5820
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

OCT 23 2004

STATE OF Washington }
COUNTY OF Skagit } SS:

Amount Paid \$ 5411.20
By *[Signature]* Skagit Co. Treasurer
Deputy

I certify that I know or have satisfactory evidence that Andrew L. Cavanaugh and Rosemary F. Cavanaugh are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Date: 10/25/04

Warren G. Otteson

WARREN G. OTTESON
Notary Public in and for the State of Washington
STATE OF WASHINGTON Residing at Mount Vernon
NOTARY -- PUBLIC My appointment expires: 10/20/08
MY COMMISSION EXPIRES 10-20-08

Schedule "B-1"

Exceptions:

A. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SUBDIVISION:

Plat/Subdivision Name: Lake Cavanaugh Subdivision No. 1
Recorded: June 24, 1946
Auditor's File No.: 393244, Vol. 5 of Plats, page 37

Said matters include but are not limited to the following:

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.
3. 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.)

B. Right given by the State of Washington to overflow the shores of Lake Cavanaugh under order dated May 22, 1913 and recorded February 28, 1920 in Volume 116 of Deeds, page 285.

C. REGULATORY NOTICE/AGREEMENT THAT MAY INCLUDE COVENANTS, CONDITIONS AND RESTRICTIONS AFFECTING THE SUBJECT PROPERTY:

Executed By: Andrew L. Cavanaugh and Rosemary F. Cavanaugh
Recorded: July 11, 1994
Auditor's No.: 9407110001
Regarding: Alternative Sewage System Installations

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice.

D. TITLE NOTIFICATION THAT THE SUBJECT PROPERTY IS PROPERTY ADJACENT TO DESIGNATED NATURAL RESOURCE LANDS BY SKAGIT COUNTY.

Executed By: Andrew L. Cavanaugh
Recorded: January 16, 2003
Auditor's No.: 200301160061

Reference is hereby made to the record for the full particulars of said notification. However, said notification may have changed or may in the future change without recorded notice.



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E. REGULATORY NOTICE/AGREEMENT THAT MAY INCLUDE COVENANTS, CONDITIONS AND RESTRICTIONS AFFECTING THE SUBJECT PROPERTY:

Executed By: Andrew and Rosemary Cavanaugh
Recorded: March 24, 2003
Auditor's No.: 200303240300
Regarding: Protected Critical Area Site Plan

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice.

F. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between: Thomas, Inc.
And: Andrew Cavanaugh
Recorded: July 21, 2003
Auditor's No.: 200307210315
Regarding: Maintenance and inspection of the TRD plan

G. Right of the State of Washington in and to that portion, if any, of the property herein described which lies below the line ordinary high water of Lake Cavanaugh.

H. Right of the general public to the unrestricted use of all the waters of a navigable body of water, not only for the primary purposes 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 the 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.)



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