

AFTER RECORDING MAIL TO:
Mr. James H. Lovell
1032 NE 62nd Street
Seattle, WA 98115



200603310200
Skagit County Auditor

3/31/2006 Page 1 of 3 12:04PM

CHICAGO TITLE CO.

STATUTORY WARRANTY DEED

Escrow No. 2042
Title Order No. IC37170

THE GRANTOR Jeffrey R. Smith and Teresa J. Smith, Husband and Wife

for and in consideration of **Ten Dollars and other good and valuable consideration**

in hand paid, conveys and warrants to **James H. Lovell, A Single Man**

the following described real estate, situated in the County of **Skagit**, State of Washington:

Legal Description (abbreviated): Ptn. Lot C, Lake Cavanuagh Subdivision No. 1, additional legal(s) on page Exhibit "A"

Assessor's Property Tax Parcel/Account Number(s): 3937-006-036-0200, Property No. P109214

The following shall not cause the title to be unmarketable: rights, reservations, covenants, conditions and restrictions, presently of record and general to the area; easements and encroachments, not materially affecting the value of or unduly interfering with Buyer's reasonable use of the Property; and reserved oil and mining rights.

Subject to: As described on attached Schedule "B-001", and by this reference made a part thereof.

Dated: March 24, 2006

Jeffrey R. Smith

Teresa J. Smith

State of Washington

}ss.

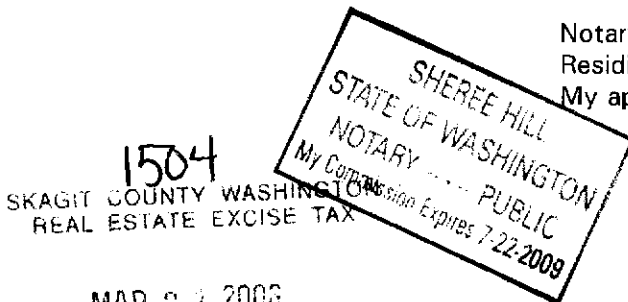
County of Snohomish

I certify that I know or have satisfactory evidence that Jeffrey R. Smith and Teresa J. Smith is/are the person(s) who appeared before me, and said person(s) 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.

Dated: 3/29/06

Sheree Hill

Notary Public in and for the State of Washington
Residing at 111 St. ...
My appointment expires 7/22/09



1504
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

MAR 31 2006

Amount Paid \$ 4,010.00
Skagit Co. Treasurer
By Deputy

EXHIBIT "A"

That portion of Tract C, LAKE CAVANAUGH SUBDIVISION NO. 1, according to the plat thereof recorded in Volume 5 of Plats, pages 37 to 43, records of Skagit County, Washington in the Northwest Quarter of the Northwest Quarter in Section 26, Township 33 North, Range 6 East of the Willamette Meridian, described as follows:

Beginning at the Southeast corner of said Tract C, said corner being on the Northerly margin of North Shore Drive;

Thence North 00°20'36" East along the East line of said Tract C, 379.45 feet;

Thence North 89°39'24" West, a distance of 249.27 feet to a point on the Westerly line of Tract C, said point being the Northeast corner of Lot 59, Block 2 of said subdivision;

Thence South 21°15'00" East along said Westerly line, 115.49 feet to the Southeast corner of Lot 60 of said subdivision;

Thence South 68°45'00" West along the Southerly line of said lot, 327.96 feet to the Northerly margin of North Shore Drive;

Thence South 61°45'00" East, 149.44 feet;

Thence South 81°12'00" East, 325.19 feet;

Thence South 59°34'00" East, 67.03 feet to the true point of beginning.

Situated in Skagit County, Washington.

- END OF EXHIBIT "A" -



200603310200
Skagit County Auditor

3/31/2006 Page

2 of

3 12:04PM

SCHEDULE B-001

1. 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

2. 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

3. 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.

4. 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.

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

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

7. 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.

8. Terms, conditions, and restrictions of that instrument entitled Protected Critical Area Site Plan;
Recorded: February 1, 1999
Auditor's No(s): 9902010014, records of Skagit County, Washington

9. Terms, conditions, and restrictions of that instrument entitled Title Notification - Property Adjacent To Designated Natural Resource Lands;
Recorded: March 10, 2000
Auditor's No(s): 200003100094, records of Skagit County, Washington

10. Agreement and Easement, including the terms and conditions thereof, entered into;
By: Jeffrey R. Smith and Teresa J. Smith, husband and wife
And Between: Michael E. Wascom
Recorded: August 12, 2004
Auditor's No.: 200408120065, records of Skagit County, Washington
Providing: Easement and agreement for septic system including provision for maintenance thereof

CORRECTED by instrument(s):
Recorded: November 29, 2005
Auditor's No(s): 200511290082, records of Skagit County, Washington

11. Terms, conditions, and restrictions of that instrument entitled Lot of Record Certification;
Recorded: March 3, 2006
Auditor's No(s): 200603030124, records of Skagit County, Washington

- END OF SCHEDULE B-001 -



200603310200
Skagit County Auditor