



200608110117
Skagit County Auditor

8/11/2006 Page 1 of 3 10:55AM

WHEN RECORDED RETURN TO
DALLAS J. BIRR
6007 NORTHEAST 203RD STREET
KENMORE, WASHINGTON 98028



CHICAGO TITLE INSURANCE COMPANY

IC39865

5131220

STATUTORY WARRANTY DEED

THE GRANTOR(S)

PETER J. FRANSSSEN AND KIMBERLY M. FRANSSSEN, HUSBAND AND WIFE

for and in consideration of

TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION AND AS PART OF AN IRC 1031 TAX DEFERRED EXCHANGE

in hand paid, conveys and warrants to

DALLAS J. BIRR, A SINGLE PERSON, AND DAN BIRR, AS HIS SEPARATE ESTATE

the following described real estate situated in the County of SKAGIT State of Washington:

LOT 45, BLOCK 3, LAKE CAVANAUGH SUBDIVISION DIVISION NO. 2, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 5 OF PLATS, PAGES 49 THROUGH 54, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATED IN SKAGIT COUNTY, WASHINGTON.

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

4118
SKAGIT COUNTY, WASHINGTON
REAL ESTATE EXCISE TAX

AUG 11 2006

Amount Paid \$ 11007.00
By Skagit Co. Treasurer Deputy

Tax Account Number(s): 3938-003-045-0002
(P66699)

Dated: AUGUST 7, 2006

PETER J. FRANSSSEN

KIMBERLY M. FRANSSSEN

LPB10/KLC/052006

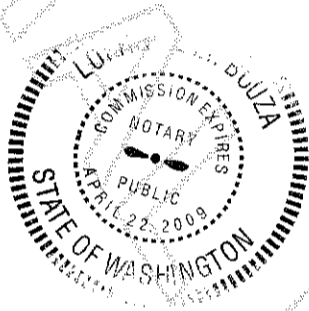
STATE OF WASHINGTON
COUNTY OF Island

SS

ON THIS 8TH DAY OF August, 2006 BEFORE ME, THE
UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY
COMMISSIONED AND SWORN, PERSONALLY APPEARED
Peter J. Fransson + Kimberly M. Fransson KNOWN TO ME TO BE THE INDIVIDUAL(S)
DESCRIBED IN AND WHO EXECUTED THE WITHIN INSTRUMENT AND ACKNOWLEDGED
THAT they SIGNED AND SEALED THE SAME AS their FREE AND VOLUNTARY
ACT AND DEED, FOR THE USES AND PURPOSES HEREIN MENTIONED.

Lorraine M. Bouza
NOTARY SIGNATURE

PRINTED NAME: Lorraine M. Bouza
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
RESIDING AT Oak Harbor
MY COMMISSION EXPIRES ON 04-22-09



NOTARY/RDA/092100



200608110117
Skagit County Auditor

8/11/2006 Page

2 of

3 10:55AM

Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: March 30, 1937 and October 17, 1938
Auditor's No(s): 288266 and 306699, records of Skagit County, Washington
In favor of: State Division of Forestry
For: Construction and maintenance of 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(s);
Recorded: October 3, 1945
Auditor's No(s): 383721, records of Skagit County, Washington
In favor of: English Lumber Company
For: Right of way

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

Restrictions contained on the face of 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 become an annoyance to the neighborhood.
- B. Not lots shall be used for commercial business or manufacturing purposes.
- C. No building shall be constructed closer than 10 feet to any lot boundary.

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 of the line of high water of Lake Cavanaugh OR due to said lake having shifted or changed its line of high water.

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.

Terms, conditions, and restrictions of that instrument entitled Plat Lot of Record Certificate;
Recorded: October 14, 2005
Auditor's No(s): 200510140014, records of Skagit County, Washington



200608110117
Skagit County Auditor