



200706110229
Skagit County Auditor

6/11/2007 Page 1 of 2 3:53PM

When recorded return to:

Evan Welch
10116 Dakota Way
Everett, WA 98204

STATUTORY WARRANTY DEED

Escrow No.: 071279
Title Order No.: 91863

FIRST AMERICAN TITLE CO.
91863-1

THE GRANTOR(S)

Kenneth M. Frederick and Leslie K. Frederick, husband and wife

for and in consideration of ten dollars and other good and valuable consideration in hand paid, conveys, and warrants to

Evan Welch, an unmarried person

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

An undivided 50% interest in the following real property:

Lot 120, Block 1 and Lot 81, Block 3, "Lake Cavanaugh Subdivision, Division No. 2", as per plat recorded in Volume 5 of Plats, pages 49 to 54, inclusive, records of Skagit County, Washington.

Tax Parcel Number(s): 3938-001-120-0004(P66598)

Tax Parcel Number: 3938-003-081-0007 (P66732)

Subject to those matters set forth in Exhibit 'A'

Dated: June 8, 2007

Kenneth M. Frederick

Leslie K. Frederick

2732
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

JUN 11 2007

Amount Paid \$ 1609.00
Skagit Co. Treasurer
By mem Deputy

STATE OF Washington) ss.
COUNTY OF Snohomish

I certify that I know or have satisfactory evidence that Kenneth M. Frederick and Leslie K. Frederick 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.

Dated: 8th day of June, 2007

Lynlee Kane
Notary Public in and for the State of Washington
residing at Snohomish
My Commission Expires: 03/28/11

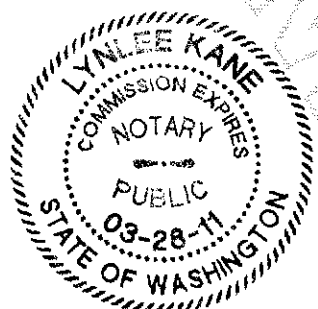


Exhibit 'A'

A. Easements granted to the State Division of Forestry:

(a) Easement granted by English Lumber Co. to State Division of Forestry, to construct and maintain a road for forest protection purposes, by instrument dated April 20, 1935, recorded March 30, 1937 in Volume 171 of Deeds, page 465, under Auditor's File No. 288266, records of said County.

(b) Easement granted by English Lumber Co. to State Division of Forestry, to construct and maintain a road for forest protection purposes, by instrument dated September 6, 1938, recorded October 17, 1938, in Volume 175 of Deeds, page 432, under Auditor's File No. 306699, records of said County.

B. Easement created by unrecorded agreement dated January 1, 1945, between the English Lumber Company, a corporation, as seller, and Puget Sound Pulp and Timber Company, a corporation, as purchaser, disclosed by that certain deed recorded October 3, 1945, under Skagit County Auditor's File No. 383721.

C. Restrictions contained in the plat of said subdivision, substantially as follows, but omitting restrictions, if any, based on race, color, religion or national origin:

(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.

D. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between: Douglas Welch and Ken Frederick
And: Skagit County
Dated: September 16, 2004
Recorded: October 4, 2004
Auditor's No.: 200410040013
Regarding: Shoreline Variance Application SL 04-0232

E. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between: Kenneth Frederick and Doug Welch
And: Public
Dated: October 12, 2004
Recorded: October 27, 2004
Auditor's No.: 200410270053
Regarding: Protected Critical Area Site Plan

Terms and conditions of Decree of Dissolution filed in Snohomish County Superior Court Case No. 07-3-00597-0 as follows:

"\$41,000 in cash representing her 50% share of the parties interest in the Cavanaugh property payable at the same time as the refinance of the house is funded, following her execution in favor of the husband of a quit claim deed to that property as well."



200706110229
Skagit County Auditor