

AFTER RECORDING MAIL TO:

William R. Siemering and Lisa M. Siemering
15726 32nd Avenue SE
Mill Creek, WA 98012



200901090048
Skagit County Auditor

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CHICAGO TITLE COMPANY
IC46956

STATUTORY WARRANTY DEED

Escrow No. 080323

THE GRANTOR(S) Brad Paul McDaniel and Amy Marie McDaniel husband and wife

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

in hand paid, conveys, and warrants to **William R. Siemering and Lisa M. Siemering husband and wife**

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

Legal Description as per Exhibit A

Abbreviated Legal: (Required is full legal not inserted above) Lot 81 and ptn. Lot 82, Lake Cavaugh Subdivision No. 3

Tax Parcel Number(s): 39390010810000

Subject to covenants, conditions and restrictions as described on attached exhibit A and by this reference made a part hereof

Dated: January 5, 2009

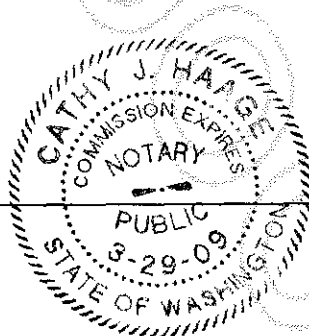
Brad Paul McDaniel

Amy Marie McDaniel

#58
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

JAN 09 2009

Amount Paid \$ 8015.00
Skagit Co. Treasurer
By Deputy



STATE OF Washington

COUNTY OF Snohomish

I, Cathy J. Haage, a Notary Public of the County and State first above written, do hereby certify that Brad Paul McDaniel and Amy Marie McDaniel personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 6th day of January, 2009.

Notary Public

My Commission Expires: 03/29/09

(SEAL)

EXHIBIT "A"

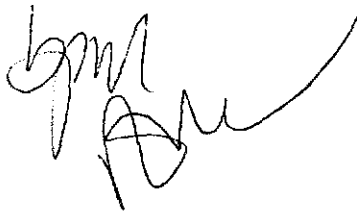
Lot 81, Block 1, LAKE CAVANAUGH SUBDIVISION, DIVISION NO. 3, according to the plat thereof, recorded in Volume 6 of Plats, pages 25 through 31, inclusive, records of Skagit County, Washington;

TOGETHER WITH that portion of Lot 82, as granted to John VanderMay and Geraldine VanderMay by Skagit County Superior Court Cause No. 97-2-00519-4, filed May 12, 2000, said portion more fully described as follows:

That portion of said Lot 82, commencing at a rebar and cap at the approximate shoreline location as of November 5, 1999, as shown on the Boundary Line Adjustment Survey performed by Carl H. Sorenson, Professional Land Surveyor, where said shoreline is intersected by the original common boundary between said Lot 81 and 82;
Thence North, approximately 95 feet to the East edge of a Puget Sound Energy power pole;
Thence North 77°09'04" West, 18 feet to a point on the original common boundary which is 227.95 feet South of the Northwest corner of Lot 82;
Thence South along the original common boundary to the rebar and cap set at the water line, which is the beginning of this description.

Situated in Skagit County, Washington.

- END OF EXHIBIT "A" -



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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

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 commerce and 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.

Agreement, including the terms and conditions thereof, entered into;

By: John Vandermay
And Between: Skagit County
Recorded: April 19, 1991
Auditor's No: 9104190018, records of Skagit County, Washington
Providing: Pressurized Filter Sewage System Installation

Easement, including the terms and conditions thereof, disclosed by instrument(s);

Recorded: November 14, 1997
Auditor's No(s): 9711170003, records of Skagit County, Washington
In favor of: GTE Northwest

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

Recorded: June 19, 1961
Auditor's No.: 608987, records of Skagit County, Washington
In favor of: Puget Sound Power & Light Company
For: Underground electric system, together with necessary appurtenances

Record of Survey;

Recorded: November 5, 1997
Auditor's File No.: 9711050048, records of Skagit County, Washington



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