

When recorded return to:  
Blue Coastal Holdings, Inc.  
Avenue Samuel Lewis  
Republic Of Panama,



201112150007  
Skagit County Auditor

12/15/2011 Page 1 of 4 10:27AM

Recorded at the request of:

File Number: 102348

**Statutory Warranty Deed**

102348

GUARDIAN NORTHWEST TITLE CO.

THE GRANTORS Sally M. Chenoweth and Sharol K. Adams-Griffith, each as their separate estate for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Blue Coastal Holdings, Inc. the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Ptn. Lots 7 and 8, Block 5, and Ptn. Lots 7 and 8, Block 6, "LAKE CAVANAUGH SUBDIVISION, DIVISION NO. 1"

Tax Parcel Number(s): P66454, 3937-006-008-0019, P66452, 3937-006-007-0002, P66430, 3937-005-008-0003, P66429, 3937-005-007-0004

Lots 7 and 8 EXCEPT the Westerly 20 feet of said Lot 7, Block 6, "LAKE CAVANAUGH SUBDIVISION, DIVISION NO. 1", as per Plat recorded in Volume 5 of Plats, pages 37 to 43, records of Skagit County, Washington; TOGETHER WITH shorelands of the second class situated in front of, adjacent to or abutting thereon and

Lots 7 and 8 EXCEPT the Westerly 20 feet of said Lot 7, Block 5, "LAKE CAVANAUGH SUBDIVISION, DIVISION NO. 1", as per Plat recorded in Volume 5 of Plats, pages 37 to 43, records of Skagit County, Washington.

This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey as described in Exhibit "A" attached hereto

Dated 12-15-11

*Sally M. Chenoweth*  
Sally M. Chenoweth

*Sharol K. Adams-Griffith*  
Sharol K. Adams-Griffith

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
20113797  
DEC 15 2011

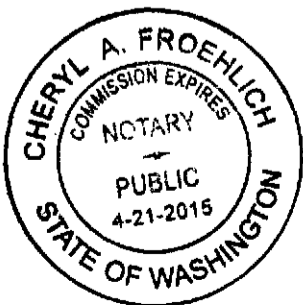
Amount Paid \$ 4455.00  
Skagit Co. Treasurer  
By *MAM* Deputy

STATE OF Washington )  
COUNTY OF Skagit ) SS:

I certify that I know or have satisfactory evidence that Sally M. Chenoweth and Sharol K. Adams-Griffith, the persons who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument and acknowledge it to be his/her/their free and voluntary act for the uses and purposes mentioned in this instrument.

Date: 9-12-11

*Cheryl A. Froehlich*  
Printed Name: Cheryl A. Froehlich  
Notary Public in and for the State of Washington  
Residing at Burlington  
My appointment expires: 4-21-15



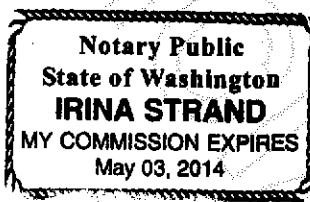
STATE OF WASHINGTON, }  
County of } ss.

ACKNOWLEDGMENT - Individual

On this day personally appeared before me Sally M. Chenoweth to me known

to be the (individual)(s) described in and who executed the within and foregoing instrument, and acknowledged that SHE  
signed the same as HER free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 14<sup>th</sup> day of September, 2011.



Irina Strand

Notary Public in and for the State of Washington,  
residing at

My appointment expires 05-03-14



Skagit County Auditor

Exhibit A  
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.** Reservations contained in deed from the State of Washington recorded under Auditor's File Nos. 691212 and 746815, reserving to the grantor all oil, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working the same and providing that such rights shall not be exercised until provision has been made for full payment of all damages sustained by reason of such entry.

**D. EASEMENT AND PROVISIONS CONTAINED THEREIN AS CREATED OR DISCLOSED INSTRUMENT:**

In Favor Of: Adjacent property owner  
Recorded: January 5, 1993  
Auditor's No.: 9301050021  
For: Ingress, egress and utility  
Affects: Northwesterly 8 feet

**E. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING RECORDED SURVEY:**

Recorded: December 16, 1992  
Auditor's No.: 9212160125  
Affects: Subject property and adjacent property

Guardian Northwest Title and Escrow, Agent for  
First American Title Insurance Company



201112150007  
Skagit County Auditor

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

Recorded: December 29, 1992  
Auditor's File No.: 9212290066  
Document Title: Order  
Regarding: A shoreline variance permit

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.

Guardian Northwest Title and Escrow, Agent for  
*First American Title Insurance Company*



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