

AFTER RECORDING MAIL TO:

Roy Monroe
P.O. Box 1752
Snohomish, WA 98296



200110090079
Skagit County Auditor

10/9/2001 Page 1 of 2 12:01:20PM

Filed for Record at Request of
Land Title Company of Skagit County
Escrow Number: P-98464-E

LAND TITLE COMPANY OF SKAGIT COUNTY

Statutory Warranty Deed

Grantor(s): David A. Stephens, Donna L. Stephens
Grantee(s): Roy Monroe, Phyllis Monroe
Abbreviated Legal: Lot 40, CASCADE RIVER PARK NO. 2
Additional legal(s) on page:
Assessor's Tax Parcel Number(s): 3872-000-040-0001/P63840

THE GRANTOR DAVID A. STEPHENS and DONNA L. STEPHENS, husband and wife
for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION
in hand paid, conveys and warrants to ROY MONROE and PHYLLIS MONROE, husband and wife
the following described real estate, situated in the County of Skagit, State of Washington:
Lot 40, "CASCADE RIVER PARK NO. 2", as per plat recorded in Volume 9 of
Plats, pages 20 and 21, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

#43306
SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax
PAID

See Attached Exhibit A

Dated this 27th day of September 2001

By David A. Stephens
David A. Stephens

OCT 09 2001
Amount Paid to
Skagit County Treasurer
By 11475
Deputy

By Donna L. Stephens
Donna L. Stephens

STATE OF Washington
County of Skagit } SS:

I certify that I know or have satisfactory evidence that David A. Stephens and Donna L. Stephens
is the person s who appeared before me, and said
person s acknowledged that they signed this instrument and acknowledged it to be they free and
voluntary act for the uses and purposes mentioned in the instrument.

Dated: September 27, 2001

Jennifer J. Lind
Jennifer J. Lind
Notary Public in and for the State of Washington
Residing at Bow
My appointment expires: 10/01/2002

Exhibit A

SUBJECT TO: THE RIGHT GRANTED TO THE PUBLIC IN THE PLAT TO MAKE ALL NECESSARY SLOPES FOR CUTS AND FILLS; RESTRICTIONS CONTAINED ON THE FACE OF THE PLAT, BUT OMITTING RESTRICTIONS, IF ANY; AN EASEMENT 20 FEET IN WIDTH, PARALLEL WITH AND ADJACENT TO THE LINE OF ORDINARY HIGH WATER FOR THE PURPOSE OF WALKING ACCESS TO THE CASCADE RIVER FOR ALL MEMBERS OF THE CASCADE RIVER COMMUNITY CLUB, INC.; CONSTRUCTION AND MAINTENANCE OBLIGATIONS SET FORTH ON THE PLAT AS TO THE ROADS SHOWN ON THE PLAT; AN EASEMENT 5 FEET IN WIDTH, PARALLEL WITH AND ADJACENT TO ALL LOT LINES FOR PURPOSES OF UTILITIES AND DRAINAGE, AS SET FORTH ON THE FACE OF THE PLAT; ANY QUESTION THAT MAY ARISE DUE TO SHIFTING OR CHANGING IN COURSE OF THE CASCADE RIVER; ALL OF THE PRIVATE ROAD SYSTEM WITHIN THE PLAT IS DESIGNATED AS TRACT "A".



200110090079

, Skagit County Auditor