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AFTER RECORDING MAIL TO:
Mr. and Mrs. Robert C. Whitney, Trustee
1215 29th Street
Anacortes, WA 98221

200407160068
Skagit County Auditor
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Filed for Record at Request of
First American Title Of Skagit County
Escrow Number: A81871

FIRST AMERICAN TITLE CO.
A81871-E

Statutory Warranty Deed

Grantor(s): Sid L. Nix, Managing Trustee
Grantee(s): Robert C. Whitney, Trustee and Denise M. Whitney, Trustee
Assessor's Tax Parcel Number(s): 3872-000-001-0008 P63801, 3872-000-002-0007 P63802

THE GRANTOR Sid L. Nix, Managing Trustee of 'The Scottie Holmes Cabin Irevocable Trust', dated October 16, 2001* for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Robert C. Whitney and Denise M. Whitney, Trustees of The Robert and Denise Whitney Living Trust dated September 30, 2003 the following described real estate, situated in the County of Skagit, State of Washington.

Parcel "A":

Lot 1, "CASCADE RIVER PARK NO. 2", as per plat recorded in Volume 9 of Plats, pages 20 and 21, records of Skagit County, Washington.

Parcel "B":

Lot 2, "CASCADE RIVER PARK NO. 2", as per plat recorded in Volume 9 of Plats, pages 20 and 21, records of Skagit County, Washington.

SUBJECT TO the Easements, Restrictions or Other Exceptions contained on Schedule B-1 attached hereto.

Dated: 7/08/2004

[Signature]
Sid L. Nix, Managing Trustee

#366do
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

JUL 16 2004

* AND THE MANAGING TRUSTEE ON THE
DATE OF THE TRUST ACQUIRING TITLE
FOR THE JOINT TRUSTEES OF THE SAID
TRUST: SCOTTIE LYNN VEINOT NIX,
DAN A. NIX, SANDY M. NIX, SID L. NIX,
AND MICHELLE HOLBROOK.

STATE OF Washington
COUNTY OF Skagit

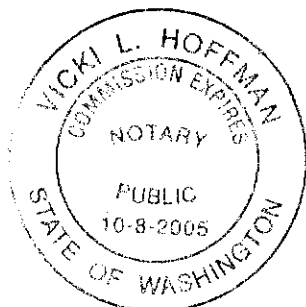
Amount Paid \$ 890.00
By *[Signature]* Skagit Co. Treasurer
Deputy

SS:

I certify that I know or have satisfactory evidence that Sid L. Nix, Managing Trustee, 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: 7-9-04

[Signature]
Notary Public in and for the State of Washington
Residing at Anacortes
My appointment expires: 10-8-05



SCHEDULE "B-1"

Exceptions:

A. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SUBDIVISION:

Plat/Subdivision Name: Cascade River Park No. 2
Auditor's No: 682848
(Copy Attached)

B. Restriction contained in Deed recorded August 18, 1966, under Auditor's File No. 687053, as follows:

"Use of said property for residential purposes only."

C. Terms and conditions of that certain unrecorded right-of-way agreement for use of logging roads in transportation of logs over and across existing logging roads, the exact location of which roads is not disclosed on the record, together with rights of second party to construct, etc., additional logging roads, dated September 24, 1945, made between Bradsberry Timber Co., a corporation, and Bellingham Plywood Corporation, a corporation, as disclosed by that certain instrument recorded September 15, 1952 under Auditor's File No. 479844.

All rights acquired by the said Bellingham Plywood Corporation assigned to Eclipse Lumber Company, Inc., a Washington corporation, by Assignment dated July 15, 1948 and recorded under Auditor's File No. 479844.

D. AGREEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Between: Bradsberry Timber Co., a Corporation
And: John S. Pankratz
Dated: September 10, 1946
Recorded: July 26, 1954
Auditor's File No.: 504382
Purpose: For use of logging roads in transportation of logs over and across existing logging roads, the exact location of which is not disclosed on the record, together with rights of second party to construct, etc., additional logging roads.

E. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

In Favor Of: State of Washington
Purpose: Road purposes
Area Affected: A strip of land, 60 feet in width, 30 feet of such width on each side of the centerline of existing roadways over said premises and other property, the exact location of which is not disclosed on the record.
Dated: December 3, 1964
Recorded: January 13, 1965
Auditor's No.: 660830



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F. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

In Favor Of: Georgia-Pacific Corporation
Purpose: Road purposes
Area Affected: A strip of land 60 feet in width, 30 feet of such width on each side of the centerline of existing roadways over said premises and other property, the exact location of which is not disclosed on the record
Dated: December 16, 1964
Recorded: January 14, 1965
Auditor's No.: 660901

G. Provision contained in various Deeds through which title is claimed by other lot owners in said subdivision from Cascade River Development Company, which may be notice of a general plan, as follows:

"Purchasers covenant and agree that the above described real estate shall be subject to the charges and assessments as provided for in, and for the purposes set forth in the ARTICLES OF INCORPORATION and the BY-LAWS of the CASCADE RIVER COMMUNITY CLUB, INC., a nonprofit and non-stock WASHINGTON corporation and that said corporation shall have a valid first lien against the above described real estate for said charges and assessments; and in addition to the remedies set forth in said ARTICLES OF INCORPORATION and BY-LAWS, that if said charges and assessments levied by said corporation shall not be paid within four months after they shall become due and payable, then said corporation may proceed by appropriate action to foreclose its lien together with such sum as the court may adjudge reasonable attorney's fees in such action. This provision is a covenant running with the land and is binding on the purchasers, their heirs, successors and assigns."

H. Any adverse claim by reason of any change in the location of the boundaries of said premises which may have resulted from any change in the location of the River/Creek herein named, or its banks, or which may result from such change in the future.

River/Creek: Cascade River

I. Right of the general public to the unrestricted use of all the waters of a navigable body of water, not only for the primary purposes 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 the 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.)

J. Terms, provisions and reservations under the Submerged Land act (43 U.S.C.A. 1301 through 1311) and the rights of the United States of America to regulate commerce, navigation, flood control, fishing and production of power.

K. Right of the State of Washington or any grantee or Lessee thereof, upon paying reasonable compensation, to acquire right-of-way for private railroads, skid roads, flumes, canals, water courses, or other easements for transporting and moving timber, stone, minerals or other products from other lands.



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