

AFTER RECORDING MAIL TO:

Marc Mandel  
P O Box 928  
Northfork, CA 93643



200408240110  
Skagit County Auditor

8/24/2004 Page 1 of 2 3:17PM

Filed for Record at Request of  
Land Title Company of Skagit  
Escrow Number: 112920-PE

LAND TITLE OF SKAGIT COUNTY

QUIT CLAIM DEED

Grantor(s): SUSAN CARRILLO, wife of Marc Mandel  
Grantee(s): MARC MANDEL, as his separate property  
Abbreviated Legal: Lot 65, Cascade River Park #3  
Assessor's Tax Parcel Number(s): 3873-000-065-0000, P63938

THE GRANTOR SUSAN CARRILLO, wife of Marc Mandel, prior to divorce on 1/26/01 for and in consideration of to establish separate property (WAC 458-61-340) conveys and quit claims to MARC MANDEL, as his separate property\* the following described real estate, situated in the County of Skagit State of Washington, together with all after acquired title of the grantor(s) therein:  
\*unmarried at all times since divorce from Susan Carrillo on 1/26/01, Case file in California, Case #CV01268  
Lot 65, "CASCADE RIVER PARK NO. 3," as per plat recorded in Volume 9 of Plats, pages 22 through 24, inclusive, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
# 4511  
AUG 24 2004

Amount Paid  
By Skagit Co. Treasurer  
Deputy

Subject to easements, restrictions and other exceptions as attached on Schedule "B-1" and made a part hereof.

Dated: August 5, 2004

*Susan Carrillo*  
Susan Carrillo

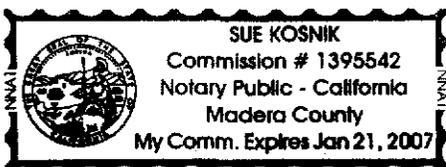
State of California }  
County of Madera } SS:

I certify that I know or have satisfactory evidence that Susan Carrillo is the person(s) who appeared before me, and said person(s) acknowledged that she signed this instrument and acknowledge it to be her free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 8-9-04

*Sue Kosnik*

Notary Public in and for the State of California  
Residing at: Oakhurst, CA  
My appointment expires: 7-21-07



## EXCEPTIONS:

- A. The right granted to the public in the Plat to make all necessary slopes for cuts and fills upon the lots and blocks shown on the Plat in the original reasonable grading of all roads shown thereon. The County or its successors shall have the right to continue to drain all roads and easements over and across any lot or lots where water might take a natural course after the roads are graded.
- B. Restrictions contained in the Plat, but omitting restrictions, if any, based on race, color, religion or national origin, a copy of which is hereto attached and made a part hereof.
- C. Construction and maintenance obligations on the Plat as to the roads shown on the Plat, as hereto attached.
- D. EASEMENT AND TERMS AND CONDITIONS THEREOF:

Disclosed By: Plat of said addition  
 Purpose: Utilities and drainage  
 Area Affected: Five feet in width parallel with and adjacent to all lot lines

- E. Provisions and restrictive covenants as set forth in deed through which title is claimed:

"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 non-profit 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 (4) 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.

Use of said property for residential purposes only."

- F. "DEDICATION", INCLUDING THE TERMS AND CONDITIONS THEREOF:

Dated: May 22, 1979  
 Recorded: May 30, 1979  
 Auditor's No.: 7905300013

- G. "DEDICATION", INCLUDING THE TERMS AND CONDITIONS THEREOF:

Dated: May 14, 1983  
 Recorded: May 24, 1983  
 Auditor's No.: 8305240010

- H. "DEDICATION", INCLUDING TERMS AND CONDITIONS THEREOF:

Dated: Not Disclosed  
 Recorded: August 12, 1981  
 Auditor's No.: 8108120027



200408240110  
 Skagit County Auditor