

AFTER RECORDING MAIL TO:
Johnathan D. Frazer
131 SE Regatta Dr #E
Oak Harbor, WA 98272



200408240111
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

Statutory Warranty Deed

Grantor(s): Marc Mandel
Grantee(s): Johnathan D. Frazer
Abbreviated Legal: Lot 65, Cascade River Park #3
Assessor's Tax Parcel Number(s): 3873-000-065-0000, P63938

THE GRANTOR MARC MANDEL, as his separate property for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to JOHNATHAN D. FRAZER, a single person the following described real estate, situated in the County of Skagit, State of Washington.

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.

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

Dated August 5, 2004

Marc Mandel
Marc Mandel

#4512
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

AUG 24 2004
195.00
Amount Paid \$
Skagit Co. Treasurer
By Deputy

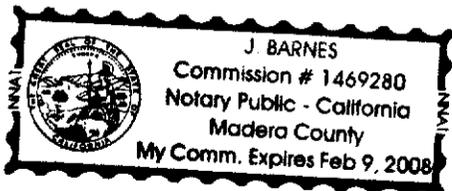
STATE OF California }
COUNTY OF Madera } SS:

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

Dated: August 16, 2004

[Signature]

Notary Public in and for the State of California
Residing at 33113 Rd. 222, North Fork, WA
My appointment expires: February 9, 2008



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



Skagit County Auditor