

AFTER RECORDING MAIL TO:  
Mr. Cary G. Plowman, Mr. and Mrs. Jamie R. Plowman  
7220 Silvana Terrace Road  
Stanwood, WA 98292



200501310004  
Skagit County Auditor

1/31/2005 Page 1 of 2 8:57AM

Filed for Record at Request of  
Land Title Company of Skagit  
Escrow Number: 114795-SE

LAND TITLE OF SKAGIT COUNTY

### Statutory Warranty Deed

Grantor(s): Robert J. Kreucher and Judy D. Kreucher  
Grantee(s): Cary G. Plowman, Jamie R. Plowman and Naomi Plowman  
Abbreviated Legal: Lots 45, 46 & 59, Cascade River Park #3  
Assessor's Tax Parcel Number(s): 3873-000-045-0005, P63918, 3873-000-046-0004, P63919, 3873-000-059-0008, P63932

THE GRANTOR ROBERT J. KREUCHER and JUDY D. KREUCHER, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Cary G. Plowman, an unmarried individual, Jamie R. Plowman and Naomi Plowman, husband and wife the following described real estate, situated in the County of Skagit, State of Washington.

Lots 45, 46 And 59, "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: Schedule "B-1" attached hereto and made a part thereof.

Dated January 24, 2005

Robert J. Kreucher  
Robert J. Kreucher

Judy D. Kreucher  
Judy D. Kreucher

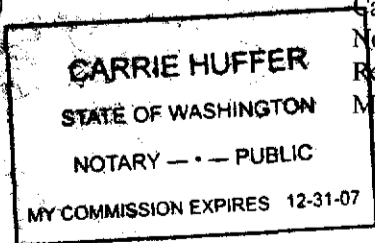
STATE OF Washington }  
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that **Robert J. Kreucher and Judy D. Kreucher** the person(s) who appeared before me, and said person(s) acknowledged that they signed this instrument and acknowledge it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: January 28, 2005

Carrie Huffer

Carrie Huffer  
Notary Public in and for the State of Washington  
Residing at Burlington  
My appointment expires: 12/31/2007



SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

# 4520  
JAN 31 2005  
Amount Paid \$ 284.80  
By [Signature] Skagit Co. Treasurer Deputy

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

*JLK. RAK*



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