

AFTER RECORDING MAIL TO:

Mr. and Mrs. Paul Schwejda

PO BOX 791

Forest Grove, OR 97116.



200505180101

Skagit County Auditor

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Filed for Record at Request of
First American Title Of Skagit County
Escrow Number: 84650

Bargain and Sale Deed

Grantor(s): Darren Donley

Grantee(s): Paul Schwejda and Judith B. McDonald

Abbreviated Legal:

Lot 32, "CASCADE RIVER PARK NO. 2"

FIRST AMERICAN TITLE CO.

84650

THE GRANTOR(S) Darren Donley, a single man on December 10, 2004 and at all times since for and in consideration of **TEN THOUSAND AND NO/100 Dollars \$ 10,000.00**, in hand paid, bargains, sells, and conveys to **Paul Schwejda and Judith B. McDonald, husband and wife** the following described estate, situated in the County of Skagit, state of Washington:

Lot 32, "CASCADE RIVER PARK NO. 2", as per plat recorded in Volume 9 of Plats, page 20, records of Skagit County, Washington.

Subject to Paragraphs A thru G of Schedule B-1 of First American Title Company's preliminary commitment no. 84650 attached hereto and made a part hereof by this reference.

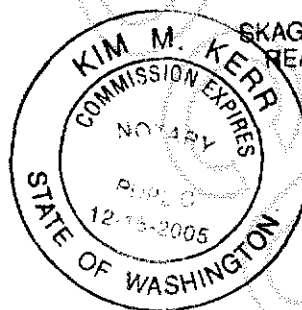
Assessor's Property Tax Parcel/Account Number : **P63832, 3872-000-032-0001**

The Grantor(s) for himself/herself/themselves and for his/her/their successors in interest do(es) by these presents expressly limit the covenants of the deed to those herein expressed, and exclude all covenants arising or to arise by statutory or other implication, and do(es) hereby covenant that against all persons whomsoever lawfully claiming or to claim by, through, or under said Grantor(s) and not otherwise, he/she/they will forever warrant and defend the said described real estate.

Dated: May 9th, 2005




Darren Donley



2452
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

MAY 18 2005

Amount Paid \$ 178.02
By  Skagit Co. Treasurer
Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Darren Donley, is 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: 5/12/05

Kim M. Kerr

Notary Public in and for the State of Wash
Residing at Mount Vernon
My appointment expires: 12/15/05

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

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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Order No: 84650

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."



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