

**AFTER RECORDING MAIL TO:**

Mr. and Mrs. Lowell Knutson  
P.O. Box 141  
Acme, WA 98220



200506300254  
Skagit County Auditor

6/30/2005 Page 1 of 2 3:27PM

LAND TITLE OF SKAGIT COUNTY

**STATUTORY WARRANTY DEED**

Escrow No. 250396  
Title Order No. 116636

**THE GRANTOR Thomas A. Nevin and Angela C. Nevin, Husband and Wife**

for and in consideration of **Ten Dollars and other good and valuable consideration**  
in hand paid, conveys and warrants to **Lowell Knutson and LaDonna Knutson, Husband and Wife**  
the following described real estate, situated in the County of **Skagit**, State of Washington:

**Lot 11, "CASCADE RIVER PARK NO. 1," as per plat recorded in Volume 8 of Plats, pages 55 through 59, inclusive, records of Skagit County, Washington.**

**Situate in the County of Skagit, State of Washington.**

**Assessor's Property Tax Parcel/Account Number(s): 38710000110007 P63557**

**SUBJECT TO:** Subject To's are attached hereto and by this reference made a part hereof.

Dated: June 28, 2005

Thomas A. Nevin 3439 Angela C. Nevin  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX Angela C. Nevin

JUN 30 2005

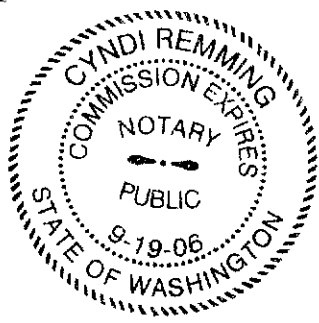
State of Washington

Amount Paid \$ 119.10  
} Skagit Co. Treasurer  
} Deputy

County of Snohomish

I certify that I know or have satisfactory evidence that Thomas A. Nevin and Angela C. Nevin is/are the person(s) who appeared before me, and said person(s) acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 6-29-05



Cyndi Remming  
Notary Public in and for the State of Washington  
Residing at Lake Stevens  
My appointment expires 9-19-06

Subject to:

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.

Restrictions contained on the face of the Plat of "CASCADE RIVER PARK NO. 1", but omitting restrictions, if any, based on race, color, religion or national origin, a copy of which is hereto attached.

Construction and maintenance obligations set forth on the Plat as to the roads shown on the Plat, a copy of which is hereto attached.

An easement 5 feet in width parallel with and adjacent to all lot lines for purposes of utilities and drainage, as set forth on the face of the plat.

The face of the Plat provides as follows:

"All of the private road systems within the Plat are designated as Tract "A"."

Any question that may arise due to shifting or changing in course of Cascade River.

PROVISION AS CONTAINED IN "DEDICATION":

Dated: May 22, 1979, August 8, 1981 and May 14, 1983  
Recorded: May 30, 1979, August 12, 1981 and May 24, 1983  
Auditor's Nos.: 7905300013, 8108120027 and 8305240010  
As Follows:

"It is further dedicated and decreed that in conveying any lot owned other than by Cascade River Community Club, a non-profit corporation, shall include in addition to the description of the lot or lots, the words.

Together with an undivided interest in all property owned of record in the name of Cascade River Community Club, a non-profit corporation, which has been dedicated to the use of the lot owners."

Provision contained in 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:

"PURCHASER'S COVENANT and agree that the above described real estate shall be subject to 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."



200506300254  
Skagit County Auditor