

AFTER RECORDING MAIL TO:
Frederick W. Sargent, Jr.
24269 133rd Avenue Southeast
Kent, WA 98042



200511030070
Skagit County Auditor

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Filed for Record at Request of
Elite Escrow, Inc.
Escrow Number: 30306

LAND TITLE OF SKAGIT COUNTY

Statutory Warranty Deed

118764-P

Grantor(s): Ronald D. Leitner, Virginia M. Leitner
Grantee(s): Frederick W. Sargent, Jr., Sandra J. Sargent
Abbreviated Legal: Lot 53 & 54, Cascade River Park No. 2, as per Plat recorded in
Volume 9 of Plats, Page 20-21 inclusive, records of Skagit County, WA
Additional legal(s) on page:
Assessor's Tax Parcel Number(s): 3872-000-054-0004, 3872-000-053-0005

THE GRANTOR Ronald D. Leitner and Virginia M. Leitner, husband and wife
for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION
in hand paid, conveys and warrants to Sandra J. Sargent and Frederick W. Sargent, Jr.,
wife and husband
the following described real estate, situated in the County of Skagit, State of Washington:
Lots 53 and 54 Cascade River Park No. 2 as per Plat Recorded in Volume 9 of
Plats, Pages 20,21, Records of Skagit county, Washington. # 6187

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

NOV 03 2005

See Attached Exhibit A
Dated this 26th day of October, 2005

By Ronald D. Leitner
Ronald D. Leitner

By [Signature]
Amount Paid \$ 4339.30
Skagit Co. Treasurer
By [Signature] Deputy

By Virginia M. Leitner
Virginia M. Leitner

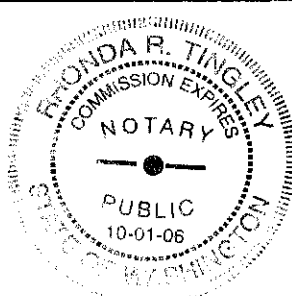
By _____

STATE OF WASHINGTON
County of King Skagit } SS:

I certify that I know or have satisfactory evidence that Ronald D. Leitner and Virginia M. Leitner
are 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: November 1st 2005

[Signature]



Notary Public in and for the State of WASHINGTON
Residing at Burlington
My appointment expires: 10/06

Exhibit A

SUBJECT TO: RIGHTS, RESERVATIONS, COVENANTS, CONDITIONS AND RESTRICTIONS PRESENTLY OF RECORD AND GENERAL TO THE AREA; EASEMENTS AND ENCROACHMENTS NOT MATERIALLY AFFECTING THE VALUE OF OR UNDULY INTERFERING WITH BUYER'S REASONABLE USE OF THE PROPERTY; AND RESERVED OIL AND/OR MINING RIGHTS, AS INDICATED IN PRELIMINARY TITLE REPORT ISSUED BY: LAND TITLE COMPANY, UNDER ORDER NO. 11874-P

FOR EXCEPTIONS SEE ATTACHED SCHEDULE "B-1"

ACKNOWLEDGED AND ACCEPTED AS TO CONTENT AND FORM BY:


SANDRA J. SARGENT


FREDERICK W. SARGENT, JR.



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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 on the face of the Plat of "CASCADE RIVER PARK NO. 2", but omitting restrictions, if any, based on race, color, religion or national origin, a copy of which is hereto attached.
- C. An easement 20 feet in width, parallel with and adjacent to the line of ordinary high water for the purpose of walking access to the Cascade River for all members of the Cascade River Community Club, Inc.
- D. Construction and maintenance obligations set forth on the Plat as to the roads shown on the Plat, a copy of which is hereto attached.
- E. 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.
- F. Any question that may arise due to shifting or changing in course of the Cascade River.

NOTE: The face of the Plat provides as follows:

"All of the private road system within the Plat is designated as Tract "A".

- G. Provisions contained in instrument recorded May 23, 1974, under Auditor's File No. 801273, as follows:
 1. It is agreed by the parties hereto, that the said property herein described shall be subject, but not limited, to the following restrictions:
 - a. No garbage, waste, materials or obnoxious matters to be thrown or allowed to drain into the waters of the Cascade River or its tributaries.
 - b. No commercial enterprises to be allowed on property covered by this contract.
 2. It is agreed that non of the property embraced in this contract shall be used, or the buildings erected thereon utilized for the purpose of selling hard liquors, or conducting a road-house, dance hall, tourist camp, or place where gambling is permitted.
 3. This contract for deed is subject to reservations, restrictions, and easements of record and subject to annual maintenance dues of Cascade River Community Club, Inc., which shall not exceed \$2.00 per month, which the purchaser herein agrees to pay. The dues are payable yearly in advance on July 1st of each year.



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EXCEPTIONS CONTINUED:

G. (Continued):

4. Purchasers covenant and agree that the above described real estate shall be subject to the charges and assessments 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 sums as the court may adjudge reasonable attorney's fees in such action. The undersigned hereby acknowledges receipt of copies of said Articles of Incorporation and By-Laws of the Cascade River Community Club, Inc. This provision is a covenant running with the land and is binding on the purchasers, their heirs, successors and assigns.

H. EASEMENT AND TERMS AND CONDITIONS THEREOF:

Disclosed By: Plat of said addition
Purpose: Setbacks

I. RESERVATIONS CONTAINED IN DEED:

Executed By: Robert P. McMannama, as his separate estate
Recorded: May 22, 1984
Auditor's No.: 8405220034
As Follows:

"(1)An easement affecting 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 undeterminable of record. Said easement for road purposes in favor of State of Washington and Georgia-Pacific Corporation, recorded January 13, 1965 and January 14, 1965, under Auditor's Nos. 660830 and 660901.

(2)Unrecorded Right-of-Way Agreement 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, under Assignment dated July 15, 1948 and recorded under Auditor's File No. 479844.

(3)Agreement between Bradsberry Timber Company, a corporation, and John S. Pankratz, dated September 10, 1946, recorded July 26, 1954, under Auditor's File No. 504382.

(4)Covenants, Conditions, and Restrictions contained in plat as follows:

All roads designated as Tract A are intended for the use of present and future property owners of this plat and are not dedicated as public rights of way and are also intended for the use of past and future "Cascade River Park" subdivision and plats which are contained within portions of Sections 11, 14, 15, 16, 21, and 22, TWP. 35 N., R. 11 E., W.M."



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EXCEPTIONS CONTINUED:

J. PROTECTED CRITICAL AREA SITE PLAN AND/OR EASEMENT, AND THE TERMS AND CONDITIONS THEREOF

Executed By: Ronald Leitner
Recorded: March 13, 2000
Auditor's File No.: 200003130061

K. TITLE NOTIFICATION, AND THE TERMS AND CONDITIONS THEREOF

Between: Skagit County
And: Ronald Leitner
Recorded: February 15, 2000
Auditor's File No.: 200002150040
Regarding:

This parcel lies within an area or within 500 feet of land designated as natural resource land (agricultural, forest or mineral resource land of long-term commercial significance) by Skagit County. A variety of natural resource land commercial activities occur or may occur in the area that may not be compatible with non-resource uses and may be inconvenient or cause discomfort to area residents. This may arise from the use of chemicals; or from spraying, pruning, harvesting or extraction with associated activities, which occasionally generates traffic, dust, smoke, noise, and odor. Skagit County has established natural resource management operations as a priority use on designated natural resource lands, and area residents should be prepared to accept such incompatibilities, inconveniences or discomfort from normal, necessary natural resource lands operation when performed in compliance with best management practices and local, state and federal law. In the case of mineral lands, application might be made for mining-related activities including extraction, washing, crushing, stockpiling, blasting, transporting and recycling of minerals. If you are adjacent to designated natural resource lands, you will have setback requirements from designated natural resource lands consistent with SCC 14.16.810.



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