

When recorded return to:

Mr. and Mrs. Christopher A. Johnson  
4227 East Paseo Grande  
Tucson, AZ 85711



200609210065  
Skagit County Auditor

9/21/2006 Page 1 of 2 11:24AM

Recorded at the request of:  
First American Title  
File Number: B89265

### Statutory Warranty Deed

THE GRANTORS Roger F. Knight and Eileen M. Knight, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Christopher A. Johnson and Krishna Johnson, husband and wife the following described real estate, situated in the County of Skagit, State of Washington

FIRST AMERICAN TITLE CO.  
B89265E

Abbreviated Legal:  
Lot 116, "CASCADE RIVER PARK NO. 3"

Tax Parcel Number(s): P63989, 3873-000-116-0009

Lot 116, "CASCADE RIVER PARK NO. 3", as per plat recorded in Volume 9 of Plats, pages 22, 23 and 24, inclusive, records of Skagit County, Washington.

TOGETHER WITH an undivided interest in all property owned of record in the name of Cascade River Community Club, a non-profit corporation.

Subject to covenants, conditions, restrictions and easements, if any, as per attached Exhibit "A"

Dated 9-12-06

Roger F. Knight  
Roger F. Knight

Eileen M. Knight  
Eileen M. Knight

4905  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

SEP 21 2006

STATE OF Washington WISCONSIN }  
COUNTY OF WALWORTH } SS:

Amount paid to Skagit Co. Treasurer: 878.54  
By lp Deputy

I certify that I know or have satisfactory evidence that Roger F. Knight and Eileen M. Knight, 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: 09-12-06

Patricia L. Kendall

Notary Public in and for the State of Washington WI  
Residing at WALWORTH COUNTY  
My appointment expires: 09-16-07



Exhibit A

**EXCEPTIONS:**

**A. MATTERS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SUBDIVISION:**

Plat/Subdivision Name: Cascade River Park Division No. 3  
Recorded: June 14, 1966

Said matters include but are not limited to the following:

1. Construction and maintenance obligations on the Plat as to the roads shown on the Plat.
2. 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.
3. Restrictions contained in the Plat, but omitting restrictions, if any, based on race, color, religion or national origin.
4. Easement for utilities and drainage affecting five feet in width parallel with and adjacent to all lot lines.

**B. 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 nonprofit and nonstock 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."

**C. PROVISION AS CONTAINED IN "DEDICATION":**

Dated: May 22, 1979  
Recorded: May 30, 1979  
Auditor's No.: 7905300013  
As Follows:

"It is further dedicated and decreed that in conveying any lot owned other than by Cascade River Community Club, a nonprofit 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 nonprofit corporation."



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