

When recorded return to:

Roberta A. Bouffard  
1222 Fenske Lane  
Burlington, WA 98233



200611290290

Skagit County Auditor

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Recorded at the request of:  
First American Title  
File Number: B89896

### Statutory Warranty Deed

THE GRANTOR Mary Jo Dellinger, as her separate estate, for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Roberta A. Bouffard\* as her separate estate the following described real estate, situated in the County of Skagit, State of Washington

\*an unmarried woman,

Abbreviated Legal: Lot 13, "CASCADE RIVER PARK NO. 2"

FIRST AMERICAN TITLE CO.

B89896E

Tax Parcel Number(s): P63813, 3872-000-013-0004

Lot 13, "CASCADE RIVER PARK NO. 2", as per plat recorded in Volume 9 of Plats, pages 20 and 21, records of Skagit County, Washington.

Together with 1994 CUMDR Park Model - Series: 35/12PM - Vin: 1F910PU29R1070118

Dated November 14, 2006

Mary Jo Dellinger

# 6064  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE & TAX

NOV 29 2006

158920

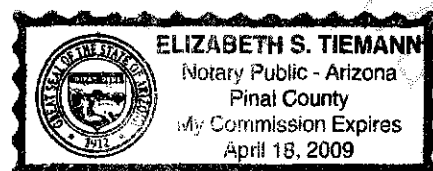
STATE OF Arizona  
COUNTY OF PINAL SS:

I certify that I know or have satisfactory evidence that Mary Jo Dellinger, 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: 11-17-06

Notary Public in and for the State of Washington  
Residing at CASH GRAVE ARIZ.  
My appointment expires: APRIL 18, 2009

ARIZONA



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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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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