



200703020012
Skagit County Auditor

3/2/2007 Page 1 of 4 9:29AM

WHEN RECORDED RETURN TO
RANDALL J. GERTH
9707 117TH PLACE NE
KIRKLAND, WASHINGTON 98033

CHICAGO TITLE CO. 1041351✓

CHICAGO TITLE INSURANCE COMPANY

5124008

STATUTORY WARRANTY DEED

THE GRANTOR(S)
CATHERINE AUSTIN ALEXANDER, A SINGLE PERSON

for and in consideration of
TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION

in hand paid, conveys and warrants to
RANDALL J. GERTH AND ANDREA R. GERTH, HUSBAND AND WIFE

the following described real estate situated in the County of ~~SNOWHOMISH~~ **SKAGIT** State of Washington:


LOT 119, CASCADE RIVER PARK NO. 3, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 9 OF PLATS,
PAGES 22 THROUGH 24, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATED IN SKAGIT COUNTY, WASHINGTON.

SUBJECT TO: EXCEPTIONS SET FORTH ON ATTACHED EXHIBIT "A" AND BY THIS REFERENCE MADE A
PART HEREOF AS IF FULLY INCORPORATED HEREIN.

945
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

MAR 02 2007

Amount Paid \$
Skagit Co. Treasurer
By  Deputy

Tax Account Number(s): 3873-000-119-0006


Dated: FEBRUARY 23, 2007


CATHERINE AUSTIN ALEXANDER

STATE OF WASHINGTON
COUNTY OF SNOHOMISH

SS

ON THIS 28 DAY OF February, 2007 BEFORE ME, THE
UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY
COMMISSIONED AND SWORN, PERSONALLY APPEARED CATHERINE AUSTIN ALEXANDER
KNOWN TO ME TO BE THE INDIVIDUAL(S) DESCRIBED IN AND WHO EXECUTED THE
WITHIN INSTRUMENT AND ACKNOWLEDGED THAT SHE SIGNED AND SEALED THE SAME
AS HER FREE AND VOLUNTARY ACT AND DEED, FOR THE USES AND PURPOSES
HEREIN MENTIONED.



NOTARY SIGNATURE

PRINTED NAME: Sue A. Moody
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
RESIDING AT Lynnwood
MY COMMISSION EXPIRES ON 8-1-09



200703020012
Skagit County Auditor

3/2/2007 Page

2 of

4 9:29AM

CHICAGO TITLE INSURANCE COMPANY

EXHIBIT A

Escrow No.: 005124008

1. Easement contained in Dedication of said plat;
For: All necessary slopes for cuts and fills and continued drainage of roads
Affects: Any portions of said premises which abut upon streets, avenues, alleys, and roads and where water might take a natural course

2. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: January 13, 1965
Auditor's No(s): 660830, records of Skagit County, Washington
In favor of: The State of Washington
For: Road purposes

Note: Exact location and extent of easement is undisclosed of record.

3. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: January 14, 1965
Auditor's No(s): 660901, records of Skagit County, Washington
In favor of: Georgia-Pacific Corporation, a Georgia corporation
For: Road purposes

Note: Exact location and extent of easement is undisclosed of record.

4. Unrecorded Right-of-Way Agreement, including the terms and conditions thereof; entered into;
By: Bradsberry Timber Co., a corporation
And Between: Bellingham Plywood Corporation, a corporation
Recorded: September 15, 1952
Auditor's No.: 479844, records of Skagit County, Washington

No search has been made as to the current ownership of said right-of-way.

5. Stipulation contained on the face of said plat, as follows:

All lots abutting the Cascade River shall be subject to a 25 foot easement parallel with and adjacent to the line of ordinary high water for purpose of walking access to Cascade River for all members of the Cascade River Community Club, Inc.

6. Building lines as delineated on the face of the plat.

continued.....

EXHIBIT3/RDA/0999



200703020012
Skagit County Auditor

CHICAGO TITLE INSURANCE COMPANY

EXHIBIT A

Escrow No.: 005124008

7. Agreement, including the terms and conditions thereof; entered into;
By: Bradsberry Timber Co., a corporation
And Between: John S. Pankratz
Recorded: July 26, 1954
Auditor's No. 504382, records of Skagit County, Washington
Providing: Right-of-Way Agreement
8. Construction and maintenance obligations contained on the face of said plat, as follows:

The cost of constructing and maintaining all roads not herein dedicated as County roads and all access roads to the plat, unless the same are dedicated as County roads, shall be the obligation of all the owners of the lots in the plat and/or of any additional plats that may be served by said roads, streets, and/or alleys, and that the obligation to maintain shall be concurrently the obligation of any corporation in whom title of said roads, streets, and/or alleys be held. In the event that the owners of any of these lots or the corporation or private owners of any of the roads, streets, and/or alleys of this plat or any additional plats served by these roads, streets, and/or alleys shall petition the Board of County Commissioners to include these roads, streets, and/or alleys in the road system, said petitioner shall be obligated to bring the same to the County Road Standards in all respects prior to acceptance by the County.
9. Covenants, conditions, and restrictions contained in instrument(s), but omitting any covenant or restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by law;
Recorded: June 14, 1904
Auditor's No(s).: 9 of Plats, pages 22 through 24, records of Skagit County, Washington
Executed By: Cascade River Development Co.
10. Covenants, conditions, and restrictions contained in instrument(s), but omitting any covenant or restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by law;
Recorded: July 29, 1966
Auditor's No(s).: 748180, records of Skagit County, Washington
Executed By: Cascade River Development Company
As Follows: Use of said premises for residential purposes only
11. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);
Recorded: July 29, 1966
Auditor's No(s).: 748180, records of Skagit County, Washington
Imposed By: Cascade River Development Company

EXHIBIT3/RDA/0999



200703020012
Skagit County Auditor