

Recorded at request of:
BJORGEN BAUER PITMAN BAUER, PLLC
1235 Fourth Avenue East, Suite 200
Olympia, WA 98506



201012020044
Skagit County Auditor

12/2/2010 Page 1 of 2 11:04AM

STATUTORY WARRANTY FULFILLMENT DEED

The Grantor, ARTHUR E. BORTER and MARISE F. BORTER, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, in hand paid, convey and quitclaim to MICHAEL G. GRANT and LORA L. GRANT, the following described real estate, situated in the County of Skagit, State of Washington:

TPN 3871-000-181-0001

Lot 181, Cascade River Park No. 1, an addition to Skagit County, Washington.

- a) Subject to all restrictions, covenants, reservations and easements of record and as shown on the face of the plat.
- b) ALSO SUBJECT TO: a covenant 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 ARTICLE 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-LAW, that is 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.
- c) Use of said property is for residential purposes ONLY.

This deed is given in fulfillment of that certain real estate contract between ARTHUR E. BORTER and MARISE F. BORTER and MICHAEL G. GRANT and LORA L. GRANT, dated September 16, 2008 and recorded under Skagit County Recording No. 201012020043, and conditioned for the conveyance of the above-described property, and the covenants or warranty herein contained shall not apply to any title, interest, or encumbrance arising by, through, or under the purchaser in said contract, and shall not apply to any taxes, assessments, or other charges levied, assessed or becoming due subject to the date of said contract.

Real Estate Sales Tax was paid on this sale on _____, 2010, Receipt No. _____

DATED: Nov. 15, 2010.

Arthur E. Borter

ARTHUR E. BORTER

Marise F. Borter

MARISE F. BORTER

STATE OF WASHINGTON)
) ss.
COUNTY OF THURSTON)

I certify that I know or have satisfactory evidence that ARTHUR E. BORTER and MARISE F. BORTER are the persons who appeared before me and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary acts for the uses and purposes mentioned in this instrument.

SUBSCRIBED AND SWORN TO before me on 11/15/2010



[Signature]
[Notary Signature]
Tony Lee Williams
[Type or Print Name of Notary]

NOTARY PUBLIC for the State of Washington,
residing at 2956 NW Julia St. Camas, WA 98607
My appointment expires: 2/28/2013

*excise # 3626
12/2/10 Pd. 8653
unam*

Fulfillment
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

DEC 02 2010

Amount Paid \$
By Skagit Co. Treasurer
Deputy

Statutory Warranty Fulfillment Deed - 2



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