

When recorded return to:
Jeff M. Austin and Christina M. Austin
20627 55th Avenue West
Lynnwood, WA 98036



201110210087
Skagit County Auditor

10/21/2011 Page 1 of 4 1:57PM

Filed for record at the request of:



CHICAGO TITLE
COMPANY

425 Commercial
Mount Vernon, WA 98273

Escrow No.: 620014022

CHICAGO TITLE
620014022

STATUTORY WARRANTY DEED

THE GRANTOR(S) Helen A. White, an unmarried person as her separate estate
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Jeff M. Austin and Christina M. Austin, husband and wife
the following described real estate, situated in the County of Skagit, State of Washington:

Tract 36, 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.

Tax Parcel Number(s): P63909, 3873-000-036-0006

Subject to: Covenants, conditions, restrictions and easements of record.

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Dated: October 19, 2011

Helen A. White

Helen A. White

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20113182

OCT 21 2011

Amount Paid \$ 218.60
Skagit Co. Treasurer
By *mem* Deputy

STATUTORY WARRANTY DEED
(continued)

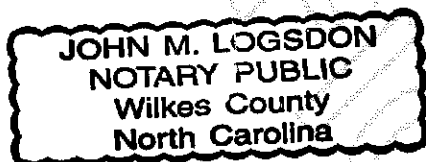
State of NORTH CAROLINA

COUNTY of WILKES

I certify that I know or have satisfactory evidence that

HELEN A. WHITE
is/are the person(s) who appeared before me, and said person(s) acknowledged that
(he/she/they) signed this of instrument and acknowledged it to be (his/her/their) free and voluntary act
for the uses and purposes mentioned in this instrument.

Dated: 10-20-2011



John M. Logsdon
Name: JOHN M. LOGSDON
Notary Public in and for the State of NORTH CAROLINA
Residing at: Mc GARDY, NC
My appointment expires: 9-20-2015



EXHIBIT "A"
Exceptions

1. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, if any, but omitting any covenants or restrictions, if any, including but not limited to those 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 applicable law, as set forth on CASCADE RIVER PARK NO. 3:

Recording No: 684135
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. 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
6. 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.
7. 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: May 26, 1971
Auditor's No(s): 753231, records of Skagit County, Washington
Executed By: Cascade River Development Company
As Follows: Use of said premises for residential purposes only
8. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);
Recorded: May 26, 1971
Auditor's No(s): 753231, records of Skagit County, Washington
Imposed By: Cascade River Development Company



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9. As to any portion of said land now, formerly or in the future covered by water: Questions or adverse claims related to (1) lateral boundaries of any tidelands or shorelands; (2) shifting in course, boundary or location of the body of water; (3) rights of the State of Washington if the body of water is or was navigable; and (4) public regulatory and recreational rights (including powers of the USA) or private riparian rights which limit or prohibit use of the land or water.

Note: We note as disclosed by Skagit County Treasurer's Tax Rolls "Washed By Flood".

10. City, county or local improvement district assessments, if any.
11. Assessments, if any, levied by Cascade River Park Community Club.

Skagit County Right to Farm Ordinance

If your real property is adjacent to property used for agricultural operations, or included within an area zoned for agricultural purposes, you may be subject to inconvenience or discomfort arising from such operations, including but not limited to, noise, odors, flies, fumes, dust, smoke, the operation of machinery of any kind during a twenty-four (24) hour period (including aircraft), the storage and disposal of manure, and the application by spraying or otherwise of chemical fertilizers, soil amendments, herbicides and pesticides. Skagit County has determined that the use of real property for agricultural operations is a high priority and favored use to the county and will not consider to be a nuisance those inconveniences or discomforts arising from agricultural operations, if such operations are consistent with commonly accepted good management practices and comply with local, State and Federal laws.



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