



201203210114
Skagit County Auditor

3/21/2012 Page 1 of 3 3:36PM

When Recorded Return To:

BARBARA J JOHNSON MCGRADY
PO BOX 40171
BELLEVUE, WA 98015

LAND TITLE OF SKAGIT COUNTY
137335-5 P63981 + P 63982
Escrow No. 12-72441.V

STATUTORY WARRANTY DEED

THE GRANTOR(S) **SHIRLEY R WAGNER**, an unmarried individual

for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, conveys and warrants to

BARBARA J JOHNSON MCGRADY, a married woman

the following described real estate, situated in the County of **SKAGIT**, State of **WASHINGTON**.

PARCEL A:

LOT 108, "CASCADE RIVER PARK NO. 3," AS PER PLAT RECORDED IN VOLUME 9 OF PLATS, PAGES 22 THROUGH 24, INCLUSIVE, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

PARCEL B:

LOT 109, "CASCADE RIVER PARK NO. 3," AS PER PLAT RECORDED IN VOLUME 9 OF PLATS, PAGES 22 THROUGH 24, INCLUSIVE, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

Tax Parcel Number(s): 3873-000-108-0009 & 3873-000-109-0008

Subject to:

EASEMENTS, RESTRICTIONS, RESERVATIONS, CONDITIONS AND COVENANTS OF RECORD AS DESCRIBED IN EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Dated this 19 day of March, 2012

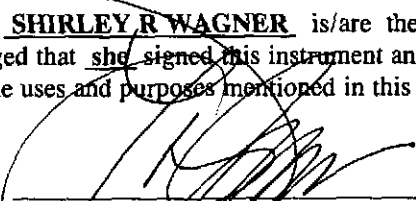

SHIRLEY R WAGNER

State of WASHINGTON
County of KING

ss

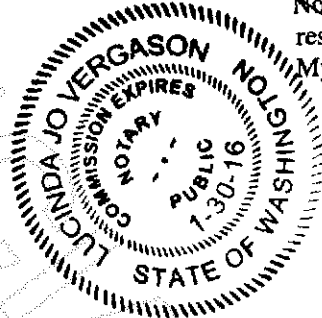
I certify that I know or have satisfactory evidence that SHIRLEY R WAGNER is/are the person(s) who appeared before me, and said person(s) acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in this instrument.

DATED: 3-19-2012




Lucinda J. Vergason
Notary Public in and for the State of WASHINGTON,
residing at Edmonds
My appointment expires: 1/30/16

(SEAL)



2012753
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

MAR 21 2012

Amount Paid \$ 1073.00
By  Skagit Co. Treasurer Deputy



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Skagit County Auditor

Exhibit "A"

SUBJECT TO:

The Grantor and Grantee herein agree that Roman Wagner has a right of First Refusal to purchase this property in the Future.

Assessments, if any, due and owing Cascade River Community Club, Inc.

NOTE #1: General taxes, together with interest, penalty and statutory foreclosure costs, if any, first half delinquent May 1, 2012, if unpaid, second half delinquent November 1, 2012, if unpaid:

<u>Account No.</u>	<u>Year</u>	<u>Amount Billed</u>	<u>Amount Paid</u>	<u>Balance Owing</u>
3873-000-108-0009	2012	\$ 669.89	\$669.89	\$ -0-
Property I.D. No.: P63981				
3873-000-109-0008	2012	\$ 49.43	\$ 49.43	\$ -0-
Property I.D. No.: P63982				

Unrecorded leaseholds, if any; rights of vendors and holders of security interests on personal property installed upon said property, and rights of tenants to remove trade fixtures at the expiration of the term.



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