


When recorded return to:
Donald R Parker and Martha Parker
1946 SW Beeksma Dr
Oak Harbor, WA 98277


201305060197
Skagit County Auditor
5/8/2013 Page 1 of 4 \$75.00
3:46PM

Filed for record at the request of:



CHICAGO TITLE
COMPANY

425 Commercial
Mount Vernon, WA 98273

Escrow No.: 620018775

CHICAGO TITLE
620018775

STATUTORY WARRANTY DEED

THE GRANTOR(S) Shirley A Johnson, an unmarried person
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Donald R Parker and Martha Parker, Husband and Wife
the following described real estate, situated in the County of Skagit, State of Washington:

Lot 176, CASCADE RIVER PARK NO. 1, according to the plat thereof recorded in Volume 8 of
Plats, pages 55 through 59, records of Skagit County, Washington.

Situated in Skagit County, Washington.

Abbreviated Legal: (Required if full legal not inserted above.)

Tax Parcel Number(s): P63726 / 3871-000-176-0008

Subject to: Conditions, covenants, restrictions and easements of record, and Skagit County Right
to Farm Ordinance, as more fully described in Exhibit "A" attached hereto and made a part hereof.

Dated: April 29, 2013


Shirley A Johnson

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20131645

MAY 06 2013

Amount Paid \$ 54.84
Skagit Co. Treasurer
By *mm* Deputy

STATUTORY WARRANTY DEED
(continued)

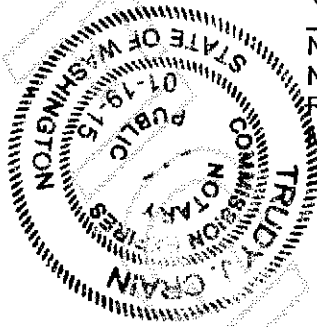
State of Wash

County of Skagit

I certify that I know or have satisfactory evidence that

Shirley A Johnson
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: 5-3-13



[Signature]
Name: Trudy J Crain
Notary Public in and for the State of Wash
Residing at: only
My appointment expires: 7-19-15



201305060197

EXHIBIT "A"

Exceptions

1. Easement, including the terms and conditions thereof, granted by instrument;
Recorded: February 14, 1956
Auditor's No.: 531605, records of Skagit County, Washington
For: Use of roads for hauling timber products
Affects: Said premises and other property
2. Easement, including the terms and conditions thereof, granted by instrument;
Recorded: December 23, 1941
Auditor's No.: 347748, records of Skagit County, Washington
In favor of: Q.R. Bingham
For: Access
Affects: Said premises, the exact location and extent of said easement is undisclosed of record
3. Covenants, conditions, and restrictions contained in instrument, but omitting any covenant, condition or restriction based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicap persons;
Recorded: May 28, 1942
Auditor's No.: 352577 and 352578, records of Skagit County, Washington
Executed By: Bradsberry Timber Company
As Follows:

Reserving and excepting to the grantor and to its successors and assigns forever the truck logging roads across the said premises and all bridges originally constructed under the contract between the seller and A. Mc Spadden, said road being a strip of land 40 feet in width and being 20 feet on each side of the centerline of said truck logging road as now laid out and constructed on, over, and across the said premises.

Reserving and excepting also to the grantor and to its successors and assigns forever all other existing roads and bridges on or across the said premises or any part thereof.

Reserving and excepting also to the grantor and to its successors and assigns forever the right at any and all times thereafter to lay out, construct, and maintain on, over, and across the said premises and any and all parts thereof, all such other roads and bridges as the said grantor, its successors and assigns may at any time deem necessary or convenient, and the right in perpetuation to use the said roads and bridges for any and all purposes whatsoever without compensation or restriction.
4. Any charges and assessments nor or hereafter levied as provided for in, and for the purposes set forth in the Articles of Incorporation and By-Laws of the Cascade River Community Club, Inc., a non-profit and non-stock Washington corporation.
5. Terms and conditions of that dedication;
Recorded: May 30, 1979
Auditor's File No.: 7905300013, records of Skagit County, Washington
Executed By: Cascade River Community Club
6. Terms and Conditions of that Dedication;
Recorded: August 12, 1981
Auditor's No(s): 8108120027, records of Skagit County, Washington
Executed By: Cascade River Community Club
7. Terms and Conditions of that Dedication;
Recorded: May 24, 1983
Auditor's No(s): 8305240010, records of Skagit County, Washington
Executed By: Cascade River Community Club
8. Terms and conditions of that Dedication;
Recorded: April 17, 1997
Auditor's No.: 9704170053, records of Skagit County, Washington
Grantor: Cascade River Community Club



201305060197

EXHIBIT "A"

Exceptions

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.
10. 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 DIV. 1.

Recording No: 639857

11. Easement, including the terms and conditions thereof, granted by instrument
Recorded: April 22, 1965 and April 29, 1970
Auditor's No.: 665207 and 738440, records of Skagit County, WA
In favor of: All property owners in said plat
For: Ingress, egress and utilities
Affects: The Southeasterly 10 feet of said premises and other property
12. Covenants, conditions and restrictions 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, source of income, gender, gender identity, gender expression, medical condition or genetic information, 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 in the document
- Recording Date: August 3, 1973
Recording No.: 788919
13. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument
Recorded: August 3, 1973
Auditor's No.: 788919, records of Skagit County, WA
Imposed by: Cascade River Development Company
14. Dues, charges and assessments, if any, levied by Cascade River Park Maintenance Company.
15. City, county or local improvement district assessments, if any.

General and special taxes and charges, payable February 15; delinquent if first half unpaid on May 1 or if second half unpaid on November 1 of the tax year.

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.



201305060197