



201406040024

Skagit County Auditor

\$74.00

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When recorded return to:

ZACHARIAH LAMONT and KRISTINA LAMONT
13824 51ST DRIVE NE
MARYSVILLE, WA 98271

CHICAGO TITLE

620021526

STATUTORY WARRANTY DEED

Escrow No.: 20630

Title Order No.:

THE GRANTOR(S)

Mary L. Baird, who also appears of record as Laurie Baird, and Leslie M. Baird and Scott E. Baird, who also appears of record as Scott Baird, each as their respective separate estate, and each as to an undivided 1/3 interest

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

ZACHARIAH A. LAMONT and KRISTINA LAMONT, husband and wife,

the following described real estate, situated in the County of Skagit, State of Washington:

LOT 69, 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.

Tax Parcel Number(s): 3871-000-069-0008

SUBJECT TO: See Exhibit "A" attached hereto.

Dated: MAY 29, 2014

Mary L. Baird 5/31/14
MARY L. BAIRD

Leslie M. Baird 5/31/14
LESLIE M. BAIRD

Scott E. Baird 5/31/14
SCOTT E. BAIRD

STATE OF OREGON

COUNTY OF Multnomah ss.

I certify that I know or have satisfactory evidence that Mary L. Baird, who also appears of record as Laurie Baird, and Leslie M. Baird and Scott E. Baird, who also appears of record as Scott Baird, is/are the person(s) who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument and acknowledged it to be his/her/their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 31st day of May, 2014

Reena Parekh

Notary Public in and for the State of Oregon
residing at MULTNOMAH COUNTY
My Commission Expires: JUNE 01, 2017



SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20141923
JUN 04 2014

Amount Paid \$94.00
Skagit Co. Treasurer
By mm Deputy

STATE OF OREGON COUNTY OF MULTNOMAH

LPB 10-05(16-1)

This instrument was acknowledged before me on

05-31-14 by Leslie Baird, Mary Baird, Scott Baird

X Reena Parekh
NOTARY SIGNATURE

My Commission Expires: JUNE 01, 2017

EXHIBIT "A"

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

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

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.

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.

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

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

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

Terms and conditions of that Dedication;

Recorded: April 17, 1997
Auditor's No.: 9704170053, records of Skagit County, Washington
Grantor: Cascade River Community Club

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.

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



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Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);

Recorded: January 7, 1964

Auditor's No(s): 645118, records of Skagit County, Washington

Imposed By: Cascade River Development Company

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: January 7, 1964

Auditor's No.: 645118, records of Skagit County, Washington

Executed By: Cascade River Development Company



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