



Skagit County Auditor
7/29/2014 Page

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\$73.00
211:40AM

When recorded return to:

JEFF AUSTIN and CHRISTINA AUSTIN
20627 55TH AVE W
LYNNWOOD, WA 98036

STATUTORY WARRANTY DEED

Escrow No.: 20669

Title Order No.: 149330-S

LAND TITLE OF SKAGIT COUNTY

149330-S

THE GRANTOR(S)

EARL G. SPRADLING and CAROL L. SPRADLING, Husband and Wife

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

JEFF AUSTIN and CHRISTINA AUSTIN, Husband and Wife

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

LOT 37, 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): P63910/3873-000-037-0005

SUBJECT TO: See "Exhibit A" attached hereto and made a part hereof.

Dated: JULY 21, 2014

SKAGIT COUNTY WASHINGTON

REAL ESTATE EXCISE TAX

2014 2703

JUL 29 2014

EARL G. SPRADLING

CAROL L. SPRADLING

STATE OF Washington

COUNTY OF

ss.

Amount Paid \$2,408.⁰⁰
Skagit Co. Treasurer
By *mem* Deputy

I certify that I know or have satisfactory evidence that EARL G. SPRADLING and CAROL L. SPRADLING 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: 28th day of July, 2014

CANDACE A. RUMMELHART

Notary Public in and for the State of Washington
residing at LAKE STEVENS
My Commission Expires: 12/07/17



EXHIBIT "A"

- A. The right granted to the public in the Plat to make all necessary slopes for cuts and fills upon the lots and blocks shown on the Plat in the original reasonable grading of all roads shown thereon. The County or its successors shall have the right to continue to drain all roads and easements over and across any lot or lots where water might take a natural course after the roads are graded.
- B. Restrictions contained in the Plat, but omitting restrictions, if any, based on race, color, religion or national origin, a copy of which is hereto attached and made a part hereof.
- C. Construction and maintenance obligations on the Plat as to the roads shown on the Plat, as hereto attached.
- D. Restrictions set forth on the face of the Plat substantially, as follows:

Building Restriction Line. No buildings, structures, disposal systems, or fills to be constructed between a designated line as set forth on the Plat and the Cascade River. Based on river stage 391.3 M.S.L. as U.S. G3 Gage Station in North ½ of Section 16.

All lots abutting the Cascade River shall be subject to a 25 foot easement parallel with and adjacent to the line of ordinary high water for purpose of walking access to Cascade River for all members of the Cascade River Community Club, Inc.

- E. Provisions and restrictive covenants as set forth in deed through which title is claimed:

"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 Articles 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-Laws, that if said charges and assessment 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, successor and assigns.

Use of said property for residential purposes only.

- F. PROVISION AS CONTAINED IN "DEDICATION":

Dated: May 22, 1979, August 8, 1981 and May 14, 1983
Recorded: May 30, 1979, August 12, 1981 and May 24, 1983
Auditor's Nos.: 7905300013, 8108120027 and 8305240010
As Follows:

"It is further dedicated and decreed that in conveying any lot owned other than by Cascade River Community Club, a non-profit corporation, shall include in addition to the description of the lot or lots, the words.

Together with an undivided interest in all property owned of record in the name of Cascade River Community Club, a non-profit corporation, which has been dedicated to the use of the lot owners."

- G. COVENANTS, CONDITIONS AND RESTRICTIONS, CONTAINED IN DEED:

Recorded: October 18, 2004
Auditor's No.: 200410180220
Executed By: Gerald F. Faller and Susan Lennartz-Faller, husband and wife
As Follows:

"Skagit County has established a policy for unincorporated areas to protect and encourage agriculture and forestry operations. If your real property is located near an agriculture or forestry operation, you may be subject to inconvenience or discomfort arising from such operations, including but not limited to, noise, odors, fumes, dust, flies and other associated pests, the operation of machinery of any kind during any 24-hour period, the storage and disposal of manure, and the application of fertilizers, soil amendments and pesticides. If conducted in compliance with local, state, and federal laws, these inconveniences or discomforts are hereby deemed not to constitute a nuisance as provided in Chapter 7.48 RCW for purposes of the Skagit County Code and shall not be subject to legal action as a public nuisance."

- H. MATTERS DISCLOSED BY RECORD OF SURVEY:

Prepared By: Skagit Surveyors & Engineers
Recorded: October 15, 2008
Auditor's File No.: 200810150067

