

When recorded return to:

Mr. and Mrs. Thomas Duane Eddy
P.O. Box 1344
Stanwood, WA 98292



201411210170

Skagit County Auditor
11/21/2014 Page

1 of

2

\$73.00
1:44PM

Filed for Record at Request of
Leo Palmer Escrow, Inc.
Escrow Number: 13210

CHICAGO TITLE
620022617

Grantor: John C. Koenig, Claire A. Koenig, Roy M. Sebring and Mary L. Sebring
Grantee: Thomas Duane Eddy and Lea Anne Eddy

Statutory Warranty Deed

THE GRANTORS John C. Koenig and Claire A. Koenig, husband and wife and Roy M. Sebring and Mary L. Sebring, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Thomas Duane Eddy and Lea Anne Eddy, husband and wife the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Lot 71 & 72 Cascade River Park No. 3 Situated in the County of Skagit, State of Washington.

For Full Legal See Attached Exhibit "A"

Tax Parcel Number(s): P63944 / 3873-000-071-0002, P63945 / 3873-000-072-0001

Dated November 17, 2014

John C. Koenig

Roy M. Sebring

Claire A. Koenig

Mary L. Sebring

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20144433
NOV 21 2014

STATE OF Washington
COUNTY OF Snohomish } SS:

Amount Paid \$ 1162.00
Skagit Co. Treasurer
By Chris Deputy

I certify that I know or have satisfactory evidence that John C. Koenig, Claire A. Koenig, Roy M. Sebring and Mary L. Sebring
the person who appeared before me, and said person acknowledged that they
signed this instrument and acknowledge it to be their free and voluntary act for the
uses and purposes mentioned in this instrument.

Dated: 11-19-14

Notary Public in and for the State of Washington
Residing at Lake Stevens
My appointment expires: 4-29-17

EXHIBIT A

Lots 71 and 72, 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.

SUBJECT TO:

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.

Recording No: 664135

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.

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.

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.

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

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 31, 1974

Auditor's No(s): 801623, records of Skagit County, Washington

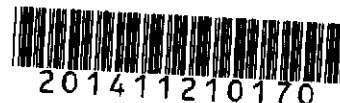
Executed By: Cascade River Development Company

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

Recorded: May 31, 1974

Auditor's No(s): 801623, records of Skagit County, Washington

Imposed By: Cascade River Development Company



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