



201506190064

When recorded return to:

Skagit County Auditor

\$73.00

6/19/2015 Page

1 of

2 9:53AM

Gregory Griffin
P.O. Box #92
Marblemount, WA 98267

STATUTORY WARRANTY DEED

THE GRANTOR(S) Christopher A. Johnson and Krishna Johnson, husband and wife, for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Gregory Dean Griffin the following real described real estate, situated in the County of Skagit, State of Washington:

Lot 116, "CASCADE RIVER PARK NO. 3", as per plat recorded in Volume 9 of Plats, pages, 22,23 and 24, inclusive, records of Skagit County, Washington.

TOGETHER WITH an undivided interest in all property owned of record in the name of Cascade River Community Club, a non-profit Corporation.

Subject to covenants, conditions, restrictions and easements, if any, as per attached Exhibit "A"

Abbreviated Legal: Lot 116, "CASCADE RIVER PARK NO. 3"

Tax Parcel Number(s): P639898873-000-116-0009

Dated: 6/19/15

Christopher A Johnson
Christopher A. Johnson

Krishna Johnson
Krishna Johnson

2015 2272
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

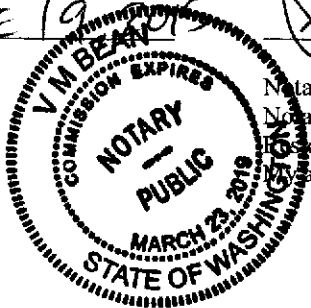
JUN 19 2015

Amount Paid \$ 770
Skagit Co. Treasurer
By ME Deputy

STATE OF WASHINGTON
COUNTY OF SKAGIT }ss:

I certify that I know or have satisfactory evidence that Christopher A. Johnson and Krishna Johnson (is/are) the person(s) who appeared before me, and said person(s) acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: JUNE 19 2015 [Signature]



Notary name printed or typed: V M BEAR
Notary Public in and for the State of WASHINGTON
Residing at SKAGIT COUNTY
Appointment expires: 3/23/2018

EXHIBIT A

EXCEPTIONS:

A. MATTERS DISCLOSES AND/OR DELINEATED ON THE FACE OF THE FOLLOW PLAT/SUBDIVISION:

Plat/Subdivision Name: Cascade River Park Division No. 3
Recorded: June 14, 1996

Said matters include but are not limited to the following:

1. Construction and maintenance obligations on the Plat as to the roads shown on the Plat.
2. 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.
3. Restrictions contained in the Plat, but omitting restrictions, if any, based on race, color, religion or national origin.
4. Easement for utilities and drainage affecting five feet in width parallel with and adjacent to all lot lines.

B. 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 nonstock 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 assessments 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 sums 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, successors and assigns.

Use of said property for residential purposes only."

C. PROVISION AS CONTAINED IN "DEDICATION":

Dated: May 22, 1979
Recorded: May 30, 1979
Auditor's No.: 7905300013
As Follows:

"It is further dedicated and decreed that in conveying any lot owned other than by Cascade River Community Club, a nonprofit corporation, shall include in addition to 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 nonprofit corporation,"