

When recorded return to:
Billy Hoffman
14906 W Cortez Street
Surprise, AZ 85379



Skagit County Auditor \$75.00
8/14/2015 Page 1 of 4 12:01PM

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273
Escrow No.: 620024930

CHICAGO TITLE STATUTORY WARRANTY DEED

THE GRANTOR(S) Michael Ryan and Sara Ryan, husband and wife
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Billy Hoffman, a married man, as his separate estate
the following described real estate, situated in the County of Skagit, State of Washington:

Lots 9 and 10, 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): P63556 / 3871-000-010-0008

Subject to: SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Dated: August 11, 2015

Michael Ryan
Michael Ryan

Sara Ryan by Michael Ryan her attorney in fact
Sara Ryan by Michael Ryan,
her attorney in fact

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2015202
AUG 14 2015

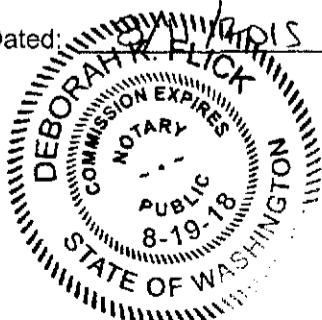
Amount Paid \$ 263.10
Skagit Co. Treasurer
By MLG Deputy

State of Washington

County of Skagit

I certify that I know or have satisfactory evidence that Michael Ryan (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: 8/11/2015




Deborah K. Flick
Name: DEBORAH K. FLICK
Notary Public in and for the State of WA
Residing at: Port Angeles
My appointment expires: 8/19/18

State of Washington

County of Skagit

I certify that I know or have satisfactory evidence that Michael Ryan ~~is~~ are the person(s) who appeared before me, and said person acknowledged that ~~(he/she/they)~~ signed this instrument, on oath stated that ~~(he/she/they)~~ was authorized to execute the instrument and acknowledged it as the Attorney in Fact of Sara Ryan to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 8/11/2015


Name: DEBORAH K. FLICK
Notary Public in and for the State of WA
Residing at: Arington
My appointment expires: 8/19/18

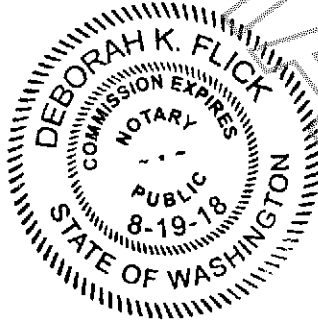


EXHIBIT "A"
Exceptions

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

EXHIBIT "A"

Exceptions
(continued)

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. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);
Recorded: October 2, 1967
Auditor's No(s): 705085, records of Skagit County, Washington
Imposed By: Cascade River Development Company
12. 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: October 2, 1967
Auditor's No(s): 705085, records of Skagit County, Washington
Executed By: Cascade River Development Company
13. Dues, charges and assessments, if any, levied by Cascade River Park Maintenance Company.
14. 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