



201508280137

Skagit County Auditor \$74.00
8/28/2015 Page 1 of 3 3:38PM

When recorded return to:
Bradley J. Guilford and Linda G. Guilford
1131 5th Place
Mukilteo, WA 98275

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273
Escrow No.: 620024429

CHICAGO TITLE

620024429

STATUTORY WARRANTY DEED

THE GRANTOR(S) Alan R. Hutchins and Sharon L. Hutchins, 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 Bradley J. Guilford and Linda G. Guilford, husband and wife
the following described real estate, situated in the County of Skagit, State of Washington:

Lots 119 and 120, 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.

Situate in Skagit County, Washington.

Abbreviated Legal: (Required if full legal not inserted above.)

Tax Parcel Number(s): P63667 / 3871-000-119-0008, P63668 / 3871-000-120-0005,

Subject to: Conditions, covenants, restrictions and easements of record as more fully described in
Chicago Title Company Order 620024429, Schedule B, Special Exceptions, which are attached hereto
and made a part hereof.

Dated: August 18, 2015

Alan R. Hutchins
Alan R. Hutchins

Sharon L. Hutchins
Sharon L. Hutchins

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

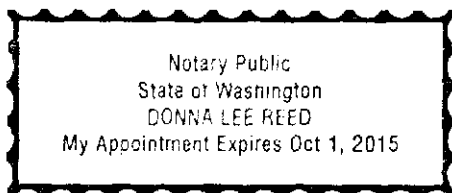
20153471
AUG 28 2015

Amount Paid \$3502.70
Skagit Co. Treasurer
By HTB Deputy

State of WASHINGTON
County of Skagit

I certify that I know or have satisfactory evidence that
Alan R. Hutchins and Sharon L. Hutchins
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: 8/19/15



Donna Lee Reed
Name: Donna Lee Reed
Notary Public in and for the State of WASHINGTON
Residing at: Marysville, WA
My appointment expires: 10/1/2015

SCHEDULE "B"

SPECIAL 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

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

SCHEDULE "B"

Special Exceptions (continued)

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. Notice of On-Site Sewage System Status, and the terms and conditions thereof;

Recording Date: April 17, 1990

Recording No: 9004170030

12. Dues, charges and assessments, if any, levied by Cascade River Park Maintenance Company.

13. 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.