

When recorded return to:
Brian Goff
124 Osprey Rd
Lopez Island, WA 98267



201603240015
Skagit County Auditor
3/24/2016 Page 1 of 4 11:21AM \$76.00

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620026632

CHICAGO TITLE
620026632 STATUTORY WARRANTY DEED

THE GRANTOR(S) Michael F. Luchino, a married man as his separate estate
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration

in hand paid, conveys, and warrants to Brian Goff and, an unmarried man and Colleen Carroll, an
unmarried woman

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

Lot 105, 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.

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

Tax Parcel Number(s): P63978 / 3873-000-105-0002.

Subject to:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2016 968
MAR 24 2016

Amount Paid \$ 94.⁰⁰
Skagit Co. Treasurer
By *Man* Deputy

STATUTORY WARRANTY DEED
(continued)


Dated: March 16, 2016


Michael F. Luchino

State of WA
County of King

I certify that I know or have satisfactory evidence that Michael F. Luchino
(s) 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: 3/16/16 3.17.16


Name: Beverly Ann Pittman
Notary Public in and for the State of WA
Residing at: Seattle
My appointment expires: 10.31.19

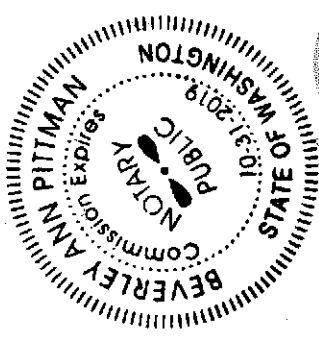


EXHIBIT "A"
Exceptions

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. 3:

Recording No: 684135

2. 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.
3. 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.
4. 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.
5. 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
6. 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: July 24, 1974
Auditor's No(s): 801354, records of Skagit County, Washington
Executed By: Cascade River Development Company
7. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);
Recorded: July 24, 1974
Auditor's No(s): 801354, records of Skagit County, Washington
Imposed By: Cascade River Development Company

EXHIBIT "A"

Exceptions
(continued)

8. City, county or local improvement district assessments, if any.

9. Assessments, if any, levied by Cascade River Park Community Club.

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.