



201609120036

When recorded return to:

Skagit County Auditor

\$74.00

9/12/2016 Page

1 of

2 10:50AM

Craig Sjostrom
1204 Cleveland Ave.
Mount Vernon, Washington 98273

BARGAIN AND SALE DEED

Grantor: Cascade River Community Club

SKAGIT COUNTY WASHINGTON

REAL ESTATE EXCISE TAX

Grantees: Richard McGuire & Carolyn McGuire, h/w

2016 4068

SEP 12 2016

Legal Description: Lot 31, Cascade River Park Div. 3

Assessor's Property Tax Parcel or Account No.: P63904

Amount Paid \$ 236.40

Skagit Co. Treasurer

Reference Nos of Documents Assigned or Released: N/A

By HB

Deputy

THE GRANTOR, THE CASCADE RIVER COMMUNITY CLUB, for valuable consideration, bargains, sells, and conveys to Richard McGuire and Carolyn McGuire, h/w, Grantees, the following described real estate, situated in the County of Skagit, State of Washington:

Lot 31, "Cascade River Park Div. No. 3", as per plat recorded in Volume 9 of Plats, pages 22-24 inclusive, records of Skagit County, Washington.

(P63904)

The Grantor, for itself and for its successors in interest, does, by these presents, expressly limit the covenants of the deed to those herein expressed, and exclude all covenants arising or to arise by statutory or other implication and does hereby covenant that against all persons whomsoever lawfully claiming or to claim by, through, or under said Grantor and not otherwise.

DATED: Sept. 9, 2016

CASCADE RIVER COMMUNITY CLUB

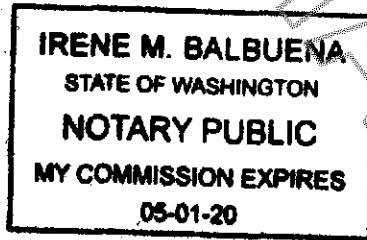
By:

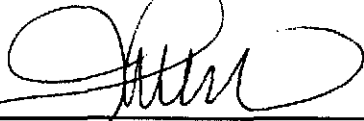

JAMES BERNHARD

STATE OF WASHINGTON)
 : ss.
King COUNTY)

On this 9th day of September, 2016, before me personally appeared James Bernhard, on behalf of The Cascade River Community Club, the corporation that executed the within and foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that he was authorized to execute said instrument and that the seal affixed, if any, is the corporate seal of said corporation.

IN WITNESS WHEREOF I have hereunto set my hand and affixed my official seal the day and year first above written.




NOTARY PUBLIC IN AND FOR THE
STATE OF WASHINGTON,
Residing at TUKWILA WA
My commission expires 05-01-20
Printed Name: Irene M. Balbuena