

**When recorded return to:**

Jason F. Weaver  
8075 Eastbrook Trail  
Poland, OH 44514



201611150089

Skagit County Auditor

\$76.00

11/15/2016 Page

1 of

4 1:38PM

Filed for record at the request of:



**CHICAGO TITLE**

COMPANY OF WASHINGTON

1835 Barkley Boulevard, Suite 105  
Bellingham, WA 98226

Escrow No.: 245387269

**CHICAGO TITLE**

620029268

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Mark A. Schneider and Carolyn H. Schneider, husband and wife

for and in consideration of Ten And No/100 Dollars (\$10.00) and other good and valuable consideration

in hand paid, conveys, and warrants to Jason F. Weaver, an unmarried man

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

Lot 66, 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): P63939, 3873-000-066-0009

Subject to:

Subject to Exhibit "A" attached hereto.

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

20165161

NOV 15 2016

Amount Paid \$984.00  
Skagit Co. Treasurer  
By *MM* Deputy

**STATUTORY WARRANTY DEED**  
(continued)

Dated: November 8, 2016

  
\_\_\_\_\_  
Mark A. Schneider

  
\_\_\_\_\_  
Carolyn H. Schneider

State of WASHINGTON  
County of King

I certify that I know or have satisfactory evidence that Mark A. Schneider and Carolyn H. Schneider are the persons who appeared before me, and said persons 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.

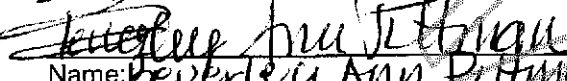
Dated: 11-10-16  
  
\_\_\_\_\_  
Name: Beverly Ann Pittman  
Notary Public in and for the State of WA  
Residing at: Seattle  
My appointment expires: 10-31-19



EXHIBIT "A"

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

Easement, including the terms and conditions thereof, granted by instrument(s);

Recorded: January 13, 1965

Auditor's No(s): 660839, 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.

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.

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.

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

Plat Lot of Record Certification including the terms, covenants and provisions thereof

Recording Date: March 12, 2008

Recording No.: 200803120105

Title Notification - Waiver of 200 Foot Setbacks for Properties Outside of and Immediately Adjacent to Designated Natural Resource Lands Pursuant to Skagit county Code 14.16.810

Recording Date: April 14, 2008  
Recording No.: 200804140005

Title Notification - Development Activities On or Adjacent to Designated Natural Resource Lands including the terms, covenants and provisions thereof

Recording Date: April 14, 2008  
Recording No.: 200804140006