

Skagit County Auditor
4/7/2017 Page

1 of 2 10:44AM
\$74.00

When recorded return to:
Michael Kendrick and Teri Kendrick
15716 48th Avenue West
Edmonds, WA 98026

Recorded at the request of:
Guardian Northwest Title
File Number: 113508

Statutory Warranty Deed

GUARDIAN NORTHWEST TITLE CO.
113508

THE GRANTOR Trish Wiese, a single woman at all times of ownership
for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, conveys and warrants to **Michael Kendrick and Teri Kendrick, a married couple** the following described real estate, situated in the County of **Skagit**, State of **Washington**

Abbreviated Legal:
Lot 73, Cascade River Park No. 3

Tax Parcel Number(s): P63946, 3873-000-073-0000

Lot 73, "CASCADE RIVER PARK NO. 3", as per plat recorded in Volume 9 of Plats, pages 22 through 24, inclusive, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.
This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey as described in Exhibit "A" attached hereto

Dated 4-6-17

[Signature]
Trish Wiese

SEAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20171400
APR 07 2017

Amount Paid \$ 441.10
Skagit Co. Treasurer
By [Signature] Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Trish Wiese, the persons who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument and acknowledge it to be his/her/their free and voluntary act for the uses and purposes mentioned in this instrument.

Date: 4-6-17

[Signature]
Printed Name: Cheryl A Froehlich
Notary Public in and for the State of WA
Residing at Seho locally
My appointment expires: 3/7/20

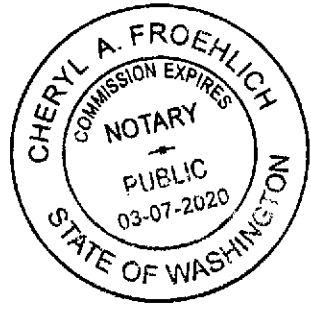


Exhibit A

EXCEPTIONS:

A. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Name: Cascade River Park Division No. 3
Recorded: June 14, 1966
Auditor's No.: 684135

B. Provisions and restrictive covenants as set forth in deed through which title is claimed:

"Purchasers covenant and agree that the above described real estate shall be subject to the charges and assessments as provided for in, and for the purposes set forth in the Articles of Incorporation and the By-Laws of the Cascade River Community Club, Inc., a nonprofit and nonstock Washington corporation and that said corporation shall have a valid first lien against the above described real estate for said charges and assessments; and, in addition to the remedies set forth in said Articles of Incorporation and By-Laws, that if said charges and assessments levied by said corporation shall not be paid within four (4) months after they shall become due and payable, then said corporation may proceed by appropriate action to foreclose its lien together with such sum as the court may adjudge reasonable attorney's fees in such action. This provision is a covenant running with the land and is binding on the purchasers, their heirs, successors and assigns.

Use of said property for residential purposes only."

C. RESERVATIONS, PROVISIONS AND/OR EXCEPTIONS CONTAINED IN INSTRUMENT:

Executed By: Cascade River Community Club, a nonprofit corporation
Recorded: May 30, 1979
Auditor's No.: 7905300013
As Follows:

D. Any adverse claim by reason of any change in the location of the boundaries of said premises which may have resulted from any change in the location of the River/Creek herein named, or its banks, or which may result from such change in the future.

River/Creek: Cascade River

E. Right of the general public to the unrestricted use of all the waters of a navigable body of water, not only for the primary purposes of navigation, but also for corollary purposes, including (but not limited to) fishing, boating, bathing, swimming, water skiing and other related recreational purposes, as those waters may affect the tidelands, shorelands, or adjoining uplands, and whether the level of the water has been raised naturally or artificially to a maintained or fluctuating level, all as further defined by the decisional law of this state. (Affects all of the premises subject to such submergence.)