

When recorded return to:  
Theodore Colfax and Gail C Colfax  
PO Box 123  
Woodinville, WA 98072



Skagit County Auditor \$78.00  
7/21/2017 Page 1 of 6 11:44AM

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620031520

CHICAGO TITLE  
620031520

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Ryan Bechtloff, a married man, Robert Bechtloff, a married man and Jane Bechtloff, an unmarried woman

for and in consideration of Ten and no/100 dollars (\$10.00), and other valuable consideration in hand paid, conveys, and warrants to Theodore Colfax and Gail C Colfax, a married couple

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

Lots 86 and 87, 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): P63960 / 3873-000-086-0005, P63959 / 3873-000-087-0004,

Subject to:

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

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
20173346  
JUL 21 2017

Amount Paid \$ 117.00  
Skagit Co. Treasurer  
By *HJB* Deputy

**STATUTORY WARRANTY DEED**  
(continued)

Dated: July 18, 2017

[Signature]  
Ryan Bechtloff

State of Washington  
County of Franklin

I certify that I know or have satisfactory evidence that  
RYAN BECHTLOFF

is/are the person(s) who appeared before me, and said person(s) acknowledged that (he/she/they) signed this instrument and acknowledged it to be (his/her/their) free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 19 July 2017 [Signature]

Name: AARON D COOPER  
Notary Public in and for the State of WA  
Residing at: Franklin County  
My appointment expires: 30 Dec 2018

Notary Public  
State of Washington  
AARON D. COOPER  
My Commission Expires  
December 30, 2018

**STATUTORY WARRANTY DEED**  
(continued)

Dated: July 18, 2017

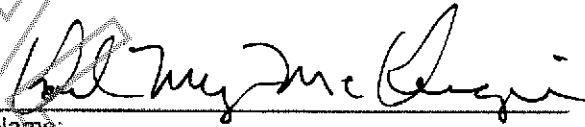
  
\_\_\_\_\_  
Robert Bechtloff

State of Florida  
County of Osceola

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

Dated: July 19, 2017



  
\_\_\_\_\_  
Name: \_\_\_\_\_  
Notary Public in and for the State of Florida  
Residing at: \_\_\_\_\_  
My appointment expires: 2/20/2018



STATUTORY WARRANTY DEED  
(continued)

Dated: July 18, 2017

Jane R Bechtloff  
Jane R Bechtloff

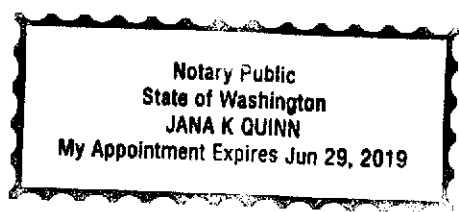
State of Washington  
County of Skaagit

I certify that I know or have satisfactory evidence that Jane R. Bechtloff

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: July 19, 2017

Jana K Quinn  
Name: Jana K Quinn  
Notary Public in and for the State of Washington  
Residing at: Granite Falls  
My appointment expires: 06/29/2019



**EXHIBIT "A"**  
Exceptions

1. 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

**EXHIBIT "A"**

Exceptions  
(continued)

permitted by law;

Recorded: July 1, 1966

Auditor's No(s): 732611 and 832612, 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 1, 1966

Auditor's No(s): 732611 and 732612, records of Skagit County, Washington

Imposed By: Cascade River Development Company

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

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