

When recorded return to:
James Miller and Krystle Miller
8516 Beaver Place
Marblemount, WA 98267



201709080110
Skagit County Auditor

9/8/2017 Page

1 of

7 3:55PM

\$80.00

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620031908

CHICAGO TITLE

620031908

STATUTORY WARRANTY DEED

THE GRANTOR(S) Thomas Dean, a married man as his separate estate; and Diane Price, his spouse
for and in consideration of Ten And No/100 Dollars (\$10.00), and other valuable consideration
in hand paid, conveys, and warrants to James Miller and Krystle Miller, a married couple

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

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

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

Lot(s): 24 AND PTN 25 & 26 CASCADE RIVER PARK NO. 1

Tax Parcel Number(s): P63571 / 3871-000-024-0002, P63573 / 3871-000-025-0100

Subject to:


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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20174215
SEP - 8 2017

Amount Paid \$ 1286.60
Skagit Co. Treasurer
By HFB Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: September 7, 2017


Thomas Dean


Diane Price

STATUTORY WARRANTY DEED
(continued)

State of Idaho

County of Bonner

I certify that I know or have satisfactory evidence that

Thomas Dean and Diane Price
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: September 7, 2017

|||||
Linda A. Nybank
Notary Public
State of Idaho
|||||

Linda A. Nybank
Name: Linda A. Nybank
Notary Public in and for the State of Idaho
Residing at: Sagle, Idaho
My appointment expires: 01/27/2021

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P63571 / 3871-000-024-0002 and P63573 / 3871-000-025-0100

Lot 24, CASCADE RIVER PARK NO. 1, according to the plat thereof recorded in Volume 8 of Plats, Pages 55 through 59, Records of Skagit County, Washington;

together with that portion of adjoining Lot 25 in said plat, described as follows:

Beginning at the most Easterly corner common to said Lots 24 and 25; thence South 78° 27' 22" West along the line common to said Lots 70.65 feet to the West line of said Lot 25; thence South 24° 36' 24" East along said West line 36.83 feet; thence North 65° 23' 36" East 82.00 feet to intersect the East line of said Lot 25 at a point on a curve from which the center lies North 17° 12' 13" East and 45.00 feet distant; thence Northwesterly along said curve to the right through a central angle of 31° 49' 51" an arc distance of 25.00 feet to the point of beginning.

Also together with the Northerly 22.00 feet of the following described tract of land Lot 25, CASCADE RIVER PARK NO. 1, according to the plat thereof recorded in Volume of Plats, Pages 53 through 59, Records of Skagit County, Washington;

EXCEPT that portion described as follows:

Beginning at the most Easterly corner common to said Lots 24 and 25; thence South 78° 27' 22" West along the line common to said lots 70.65 feet to the West line of said Lot 25; thence South 24° 36' 24" East along said West line 36.83 feet; thence North 65° 23' 36" East 82.00 feet to intersect the East line of said Lot 25 at a point on a curve from which the center lies North 17° 12' 13" East and 45.00 feet distant; thence Northwesterly along said curve to the right through a central angle of 31° 49' 51" an arc distance of 25.00 feet to the point of beginning.

ALSO TOGETHER WITH that portion of the following described tract of land: Lot 26, CASCADE RIVER PARK NO. 1, according to the plat thereof recorded in Volume 8 of Plats, Pages 55 through 59, Records of Skagit County, Washington; said portion more particularly described as follows: Commencing at the Northeast corner of said Lot 26, said point being the true point of beginning thence South 24° 36' 24" East along the Easterly line thereof a distance of 56.83 feet; thence North 63° 59' 20" West, a distance of 94.02 feet to the Northwest corner of said Lot 26; thence North 78° 27' 22" East along the Northerly line of said Lot 26 to the true point of beginning.

Situate in Skagit County, Washington

EXHIBIT "B"
Exceptions

1. Easement, including the terms and conditions thereof, granted by instrument;
Recorded: February 14, 1956
Auditor's No.: 531605, records of Skagit County, Washington
For: Use of roads for hauling timber products
Affects: Said premises and other property
2. Easement, including the terms and conditions thereof, granted by instrument;
Recorded: December 23, 1941
Auditor's No.: 347748, records of Skagit County, Washington
In favor of: Q.R. Bingham
For: Access
Affects: Said premises, the exact location and extent of said easement is undisclosed of record
3. Covenants, conditions, and restrictions contained in instrument, but omitting any covenant, condition or restriction based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicap persons;
Recorded: May 28, 1942
Auditor's No.: 352577 and 352578, records of Skagit County, Washington
Executed By: Bradsberry Timber Company
As Follows:

Reserving and excepting to the grantor and to its successors and assigns forever the truck logging roads across the said premises and all bridges originally constructed under the contract between the seller and A. Mc Spadden, said road being a strip of land 40 feet in width and being 20 feet on each side of the centerline of said truck logging road as now laid out and constructed on, over, and across the said premises.

Reserving and excepting also to the grantor and to its successors and assigns forever all other existing roads and bridges on or across the said premises or any part thereof.

Reserving and excepting also to the grantor and to its successors and assigns forever the right at any and all times thereafter to lay out, construct, and maintain on, over, and across the said premises and any and all parts thereof, all such other roads and bridges as the said grantor, its successors and assigns may at any time deem necessary or convenient, and the right in perpetuation to use the said roads and bridges for any and all purposes whatsoever without compensation or restriction.

4. Any charges and assessments nor or hereafter levied as provided for in, and for the purposes set forth in the Articles of Incorporation and By-Laws of the Cascade River Community Club, Inc., a non-profit and non-stock Washington corporation.

EXHIBIT "B"

Exceptions (continued)

5. Terms and conditions of that dedication;
Recorded: May 30, 1979
Auditor's File No.: 7905300013, records of Skagit County, Washington
Executed By: Cascade River Community Club
6. Terms and Conditions of that Dedication;
Recorded: August 12, 1981
Auditor's No(s): 8108120027, records of Skagit County, Washington
Executed By: Cascade River Community Club
7. Terms and Conditions of that Dedication;
Recorded: May 24, 1983
Auditor's No(s): 8305240010, records of Skagit County, Washington
Executed By: Cascade River Community Club
8. Terms and Conditions of that Dedication;
Recorded: April 17, 1997
Auditor's No(s): 9704170053, records of Skagit County, Washington
Executed By: Cascade River Community Club
9. Covenants, conditions, and restrictions contained in instrument, but omitting any covenant, condition or restriction based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicap persons;
Recorded: JUNE 23, 1966
Auditor's No.: 774678, records of Skagit County, Washington
Executed By: Cascade River Development Company
As Follows:

A. This Deed is ALSO subject to a covenant providing as follows: 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 non-profit and non-stock 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.

B. Use of said property for residential purposes ONLY.

EXHIBIT "B"

Exceptions (continued)

10. 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 DIV. 1:

Recording No. 639857
11. As to any portion of said land now, formerly or in the future covered by water: Questions or adverse claims related to (1) lateral boundaries of any tidelands or shorelands; (2) shifting in course, boundary or location of the body of water; (3) rights of the State of Washington if the body of water is or was navigable; and (4) public regulatory and recreational rights (including powers of the USA) or private riparian rights which limit or prohibit use of the land or water.
12. Record of Survey

Recording Date: September 9, 2005
Recording No.: 200509090094
13. Agreement Regarding Boundary Line Adjustment:
Recording No.: 10/11/2007
Recording No.: 200710110092 & 200710110093
14. Assessments, if any, levied by Cascade River Park Maintenance Company..
15. Assessments, if any, levied by Cascade River Community Club.
16. City, county or local improvement district assessments, if any.

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.