

When recorded return to:

Rachel Sarah Smith and Kevin Fitchett, a married couple
63290 High Ridge Drive
Marblemount, WA 98267



201712060071

Skagit County Auditor

\$77.00

12/6/2017 Page

1 of

4 1:48PM

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

3002 Colby Ave., Suite 200
Everett, WA 98201

Escrow No.: 500063276

CHICAGO TITLE
500063276

STATUTORY WARRANTY DEED

THE GRANTOR(S) Thelma V. Swern and Kevin M. Swern, wife and husband

for and in consideration of Ten And No/100 Dollars (\$10.00), and other valuable consideration in hand paid, conveys, and warrants to Rachel Sarah Smith and Kevin Fitchett, a married couple

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

Lots 85, 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.)

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20175674
DEC 06 2017

Tax Parcel Number(s): P63958 / 3873-000-085-0006, ,

Amount Paid \$1904.26

Skagit Co. Treasurer

By *TKM* Deputy

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: December 4, 2017

Thelma V. Swem
Thelma V. Swem

Kevin M. Swem by Thelma V. Swem,
Kevin M. Smith, by Thelma V. Swem, his attorney in fact
his Attorney in fact Swem
JWS KMS by JWS AIC

State of WA
County of Kitsap

I certify that I know or have satisfactory evidence that Swem is the person who appeared before me, and said person acknowledged that he/she signed this instrument as Attorney in Fact for Kevin M. Smith and acknowledged it to be his/her free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 12-4-17

Lori Ann Dammeier
Name: Lori Ann Dammeier
Notary Public in and for the State of WA
Residing at: Seabeck WA
My appointment expires: 10-15-18

NOTARY PUBLIC
STATE OF WASHINGTON
LORI ANN DAMMEIER
My appointment expires October 15, 2018

State of WA
County of Kitsap

I certify that I know or have satisfactory evidence that

Thelma V. Swem
(s)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: 12-4-17

NOTARY PUBLIC
STATE OF WASHINGTON
LORI ANN DAMMEIER
My appointment expires October 15, 2018

Lori Ann Dammeier
Name: Lori Ann Dammeier
Notary Public in and for the State of WA
Residing at: Seabeck WA
My appointment expires: 10-15-18

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. Provisions and restrictive covenants as set forth in deed through which title is claims.

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

EXHIBIT "A"

Exceptions (continued)

Incorporation and the By-Laws of the Cascade River Community Club, Inc. a non-profit and non-stock Washington corporation ad 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 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.

7. City, county or local improvement district assessments, if any.
8. Assessments, if any, levied by Cascade River Park Community Club.