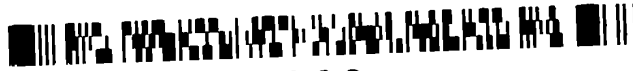


When recorded return to:

Ina Ruth Schultz
PO Box 106
Marblemount, WA 98267



201808210029

08/21/2018 12:21 PM Pages: 1 of 4 Fees: \$102.00
Skagit County Auditor

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

3002 Colby Ave., Suite 200
Everett, WA 98201

Escrow No.: 500075125

CHICAGO TITLE
500075125

STATUTORY WARRANTY DEED

THE GRANTOR(S) Susan D Lindberg-Teegarden, who acquired title as Susan D Teegarden, 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 Ina Ruth Schultz, an unmarried person

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

Lots 49, 50 & 51, CASCADE RIVER PARK NO. 2, according to the plat thereof, recorded in Volume 9 of Plats, pages 20 and 21, records of Skagit County, Washington.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P63850 / 3872-000-050-0008, P63849 / 3872-000-049-0002, P63851 / 3872-000-051-0007,

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20183688

AUG 21 2018

Amount Paid \$ 361.00
Skagit Co. Treasurer
By *ST* Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: August 17, 2018

Susan D Lindberg-Teegarden
Susan D Lindberg-Teegarden

State of WASHINGTON

County of Snohomish

I certify that I know or have satisfactory evidence that Susan D Lindberg-Teegarden is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 8-17-18

Eric R Lutz
Name: Eric R Lutz
Notary Public in and for the State of WA
Residing at: Arlington WA
My appointment expires: 11-4-18

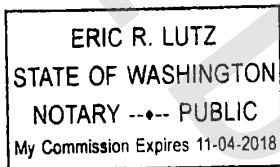


EXHIBIT "A"

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. 2:

Recording No: 682848
2. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);
Recorded: August 18, 1966 and May 24, 1974
Auditor's No(s).: 687053 and 801352, records of Skagit County, Washington
Imposed By: Cascade River Development Company
3. Covenants, conditions, and restrictions contained in instrument(s), 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: August 18, 1966 and May 24, 1974
Auditor's No(s).: 687053 and 801352, records of Skagit County, Washington
As Follows: Use of said property for residential purposes only
4. 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.
5. Terms and conditions of that instrument;
Recorded: May 26, 1979; August 12, 1981; and May 24, 1983
Auditor's Nos.: 7905300013, 8108120027, and 8305240010, records of Skagit County, Washington
6. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: January 13, 1965 and January 14, 1965
Auditor's No(s).: 660830 and 660901, records of Skagit County, Washington
In favor of: State of Washington and Georgia-Pacific Corporation
For: Road purposes
Affects: A strip of land 60 feet in width, 30 feet of such width on each side of the centerline of existing roadways over said premises and other property.
The exact location of which is undeterminable of record

EXHIBIT "A"Exceptions
(continued)

7. Unrecorded right of way agreement dated September 24, 1945, made between Bradsberry Timber Co., a corporation, and Bellingham Plywood Corporation, a corporation, as disclosed by that certain instrument recorded September 15, 1952, under Auditor's File No. 479844. All rights acquired by the said Bellingham Plywood Corporation, assigned to Eclipse Lumber Company, Inc., a Washington corporation, under assignment dated July 15, 1948 and recorded under Auditor's File No. 479844.
8. 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
9. Skagit County Planning & Development Services Plat Lot of Record Certification

Recording Date: August 23, 2016 and October 22, 2014
Recording No.: 201608230008 being a re-recording of 201410220067
Affects: Lot 49
10. Skagit County Planning & Development Services - Plat Lot of Record Certification including the terms, covenants and provisions thereof

Recording Date: August 23, 2016
Recording No.: 201608230008
Affects: Lot 50
11. City, county or local improvement district assessments, if any.
12. Assessments, if any, levied by Cascade River Development Company.