

When recorded return to:

Robert W.W. Heckendorn and Susan K. Heckendorn  
8156 Avery Lane  
Sedro-Woolley, WA 98284

POOR ORIGINAL

**STATUTORY WARRANTY DEED**

GNW 20-7194

THE GRANTOR(S) Cheryl D. Dixon and Nelson E. Dixon, a married couple, as their interests appear of record  
251 S Scott Dr Sequim, WA 98382,

for and in consideration of ten dollars and other valuable consideration

in hand paid, conveys, and warrants to Robert W.W. Heckendorn and Susan K. Heckendorn, a married couple  
the following described real estate, situated in the County Skagit, State of Washington:FOR PROPERTY DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART  
HEREOF.Abbreviated legal description: Property 1:  
Lot 92, CASCADE RIVER PARK NO. 3This 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 "B"  
attached hereto

Tax Parcel Number(s): P63965

Dated: 9/11/2020

Cheryl D. Dixon  
Cheryl D. DixonNelson E. Dixon  
Nelson E. DixonSKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 2020-3625

Sep 11 2020

Amount Paid \$269.00

Skagit County Treasurer

By Heather Beauvais Deputy

Statutory Warranty Deed  
LPB 10-05

Order No.: 20-7194-KH

Page 1 of 4

STATE OF WASHINGTON  
COUNTY OF ~~SKAGIT~~ Clallam

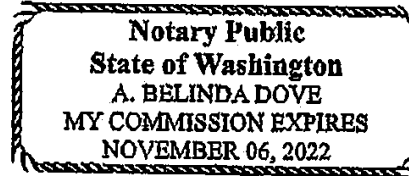
I certify that I know or have satisfactory evidence that Cheryl D. Dixon and Nelson E. Dixon is the person who appeared before me, and said person acknowledged that he/she signed this instrument and acknowledged it to be his/her free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: 11<sup>th</sup> day of September, 2020

A. Belinda Dove  
Signature

Notary Public  
Title

My appointment expires: November 06, 2022



**EXHIBIT A**  
**LEGAL DESCRIPTION**

Property Address: High Ridge Drive, Marblemount, WA 98267  
Tax Parcel Number(s): P63965

**Property Description:**

Lot 92, "CASCADE RIVER PARK NO. 3", as per plat recorded in Volume 9 of Plats, pages 22, 23 and 24, records of Skagit County, Washington.

Statutory Warranty Deed  
LPB 10-05

Order No.: 20-7194-KH

Page 3 of 4

## EXHIBIT B

20-7194-KH

1. Any and all offers of dedications, conditions, restrictions, easements, fence line/boundary discrepancies and encroachments, notes, provisions and/or any other matters as disclosed and/or delineated on the face of the following plat/short plat/survey named Cascade River Park Division No. 3 recorded June 14, 1966 as Auditor's File No. 684135.

The company calls attention to provisions contained in Washington Uniform Common Interest Ownership Act, Senate Bill 6175 providing that Plats recorded after July 1, 2018, and older Plats that have opted in, that meet the requirements under Senate Bill 6175 will require delivery to the Proposed Purchaser of either a "Public Offering Statement" or "Resale Certificate".

2. General scheme or plan as disclosed by deeds in the same subdivision, 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 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."

3. Reservations, provisions and/or exceptions contained in instrument executed by Cascade River Community Club, a nonprofit corporation recorded May 30, 1979 as Auditor's File No. 7905300013.

4. 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 Cascade River.

5. 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.)

6. Reservations, provisions and/or exceptions contained in instrument executed by Sigma Properties, LLC, recorded November 9, 2015 as Auditor's File No. 201511090119.

As follows: 'EXCEPTING AND RESERVING: All gas and mineral rights, if any currently held by Grantor.'

7. Any tax, fee, assessments or charges as may be levied by Cascade River Community Club.

Statutory Warranty Deed  
LPB 10-05

Order No.: 20-7194-KH

Page 4 of 4