

When recorded return to:

Randall A. Duckworth
Marie B. Duckworth
909 Franklin St.
Wausau, WI 54403

ENW-46046-MPH

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20251063

Apr 11 2025

Amount Paid \$661.00
Skagit County Treasurer
By Shannon Burrow Deputy

214916-LT

Statutory Warranty Deed

THE GRANTORS Cathleen J. Houtcooper, Personal Representative of The Estate of Jimmy L. Houtcooper, deceased, filed in Superior Court of the State of Washington, County of Pierce Probate Case No. 24-4-02375-8 and Cathleen J. Houtcooper, an unmarried person for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Randall A Duckworth and Marie B Duckworth, husband and wife the following described real estate, situated in the County of Skagit, State of Washington.

Abbreviated Legal: Lot 195, Cascade River Park, Div. 1

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE FOR
THE LEGAL DESCRIPTION AND EXCEPTIONS THERETO.

Tax Parcel Number(s): 3871-000-195-0005/P63748

Dated April 4, 2025

The Estate of Jimmy L. Houtcooper, deceased

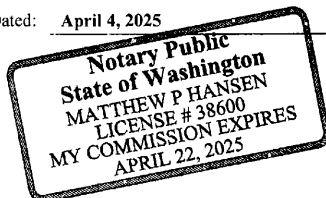
Cathleen J. Houtcooper
By: Cathleen J. Houtcooper, Personal Representative

Cathleen J. Houtcooper
Cathleen J Houtcooper

STATE OF WASHINGTON)
COUNTY OF PIERCE) SS:

I certify that I know or have satisfactory evidence that Cathleen J. Houtcooper
is/are the person(s) who appeared before
me, and said person(s) acknowledge that she signed this instrument, on oath stated that she
is/are authorized to execute the instrument and acknowledge that as the
Personal Representative of The Estate of Jimmy L. Houtcooper, deceased
to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: April 4, 2025



Matthew P. Hansen
Notary Public in and for the State of Washington
Residing at Tacoma
My appointment expires: April 22, 2025

STATE OF WASHINGTON }
COUNTY OF PIERCE } SS:

I certify that I know or have satisfactory evidence that Cathleen J. Houtcooper
the person(s) who appeared before me, and said person(s) acknowledged that she _____
signed this instrument and acknowledge it to be she _____ free and voluntary act for the
uses and purposes mentioned in this instrument.

Dated: April 4, 2025



Notary Public in and for the State of Washington
Residing at: Tacoma
My appointment expires: April 22, 2025

EXHIBIT "A"

THIS EXHIBIT "A" IS ATTACHED TO AND INCORPORATED INTO THAT CERTAIN STATUTORY WARRANTY DEED DATED APRIL 4, 2025 WHEREIN CATHLEEN J. HOUTCOOPER, PERSONAL REPRESENTATIVE OF THE ESTATE OF JIMMY L. HOUTCOOPER, DECEASED, FILED IN SUPERIOR COURT OF THE STATE OF WASHINGTON, COUNTY OF PIERCE PROBATE CASE NO. 24-4-02375-8 AND CATHLEEN J. HOUTCOOPER, AN UNMARRIED PERSON ARE THE GRANTORS AND RANDALL A DUCKWORTH AND MARIE B DUCKWORTH, HUSBAND AND WIFE ARE THE GRANTEEES:

Tax Parcel Number: 3871-000-195-0005/P63748

Legal Description:

Lot 195, Cascade River Park No. 1, an addition to Skagit County, Washington.
Situate in the County of Skagit, State of Washington.

SUBJECT TO AND EXCEPTIONS:

1. COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, NOTES, DEDICATIONS, PROVISIONS AND SURVEY MATTERS AS DESCRIBED AND/OR DELINEATED ON THE FACE OF SAID PLAT OR SHORT PLAT:

Plat/Short Plat: Cascade River Park No. 1
Recorded: August 21, 1963
Auditor's No.: 639857

2. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: All property owners in the plat
Purpose: Ingress, egress, drainage and utilities
Recorded: April 22, 1965 and April 29, 1970
Auditor's Nos.: 665207 and 738440
Area Affected:

A 20 foot strip of land being 10 feet on each side of the following described centerline: Beginning at a point on the Northwesterly line of said Lot 132 lying South 31°33'41" West thereon 11.87 feet from the most Northerly corner of said Lot 132; thence across said Lots 132 through 139 by the following courses and distances: North 58°35'49" East 104.76 feet; North 69°25'57" East 72.15 feet; North 44°25'57" East 227.45 feet; North 9°58'25" West 87.63 feet; and North 15°00'50" East 59.00 feet to the terminus of said centerline at a point on the line common to said Lots 139 and 140 lying North 78°02'30" East thereon 100.61 feet from the Southwest corner of said Lot 140.

3. Certificate of Surface Water Right and the terms and conditions thereof as recorded June 15, 1973 under Auditor's File No. 786535 .

4. Certificate of Water Right and the terms and conditions thereof as recorded June 23, 1975, February 17, 1983 and October 21, 1987 under Auditor's File Nos. 819451 , 8302170016 and 8710210037 .

5. PROVISION AS CONTAINED IN "DEDICATION":

Dated: May 22, 1979, August 8, 1981 and May 14, 1983
Recorded: May 30, 1979, August 12, 1981 and May 24, 1983
Auditor's Nos.: 7905300013 , 8108120027 and 8305240010
As Follows:

"It is further dedicated and decreed that in conveying any lot owned other than by Cascade River Community Club, a nonprofit corporation, shall include in addition to the description of the lot or lots, the words. Together with an undivided interest in all property owned of record in the name of Cascade River Community Club, a non-profit corporation, which has been dedicated to the use of the lot owners."

6. EASEMENT, INCLUDING THE TERMS AND CONDITIONS THEREOF:

Grantee: Verizon Northwest Inc., a Washington corporation
Purpose: Telephone Facilities
Area Affected: A portion of subject premises and other lands
Dated: June 14, 2004
Recorded: June 14, 2004
Auditor's File No.: 200406140060

7. Provision contained in Deeds through which title is claimed by other lot owners in said subdivision from Cascade River Development company, which may be notice of a general plan, as follows:

"PURCHASER'S COVENANT and agree that the above described real estate shall be subject to 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 BYLAWS, 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.

8. 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.

9. Assessments, if any, due and owing Cascade River Community Club.