

202601070041

01/07/2026 02:49 PM Pages: 1 of 4 Fees: \$306.50
Skagit County Auditor, WA

When recorded return to:

Ian J. Grunfeld and Marita L. Grunfeld
4552 35th Avenue South
Seattle, WA 98118

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20260048

Jan 07 2026

Amount Paid \$1285.00
Skagit County Treasurer
By Lena Thompson Deputy

STATUTORY WARRANTY DEED

Guardian NW Title 25-22643-TB

THE GRANTOR(S) **Richard McGuire and Carolyn McGuire, husband and wife**

for and in consideration of **ten dollars and other valuable consideration**

in hand paid, conveys, and warrants to **Ian J. Grunfeld and Marita L. Grunfeld, husband and wife**

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

Lots 31 and 32, CASCADE RIVER PARK NO. 3, as per plat recorded in Volume 9 of Plats, pages 22, 23 and 24, records of Skagit County, Washington.

Abbreviated legal description: Property 1:
Lots 31 & 32, CASCADE RIVER PARK NO. 3,

This 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 "A" attached hereto

Tax Parcel Number(s): P63904/3873-000-031-0001 & P63905/3873-000-032-0000

Statutory Warranty Deed
LPB 10-05

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Dated: 1/7/26

[Signature]
Richard McGuire

[Signature]
Carolyn McGuire

STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on this 7th day of January, 2026, by Richard McGuire and Carolyn McGuire.

[Signature]
Signature

Notary
Title

My commission expires: 05/10/27



EXHIBIT A

25-22643-TB

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:

Name: Cascade River Park Division No. 3

Recorded: June 14, 1966

Auditor's 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".

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."

RESERVATIONS, PROVISIONS AND/OR EXCEPTIONS CONTAINED IN INSTRUMENT:

Executed By: Cascade River Community Club, a nonprofit corporation

Recorded: May 30, 1979

Auditor's No.: 7905300013

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 River/Creek herein named, or its banks, or which may result from such change in the future.

River/Creek: Cascade River

Right of the State of Washington in and to that portion, if any, of the property herein described which lies below the line ordinary high water of Cascade River.

Statutory Warranty Deed
LPB 10-05

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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.)

End of Exhibit A