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05/06/2026 01:45 PM Pages: 1 of 5 Fees: \$307.50  
Skagit County Auditor, WA

WHEN RECORDED RETURN TO:  
Name: Greener Property Holdings, LLC,  
Address: 15635 SE 114th Ave Ste 207  
Clackamas, OR 97015

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
Affidavit No. 20261352  
May 06 2026  
Amount Paid \$53.00  
Skagit County Treasurer  
By Lena Thompson Deputy

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Escrow Number: 830402RT  
Filed for Record at Request of: *Rainier Title, LLC*

*60033123 - 356 LT*

### STATUTORY WARRANTY DEED

THE GRANTOR(S), Richard Lee Farrens, as Personal Representative of the Estate of Jesse Richard Farrens, deceased, under Skagit County WA Probate Case No. 25-4-00636-29, and Richard Farrens, a single person, as his separate property, for and in consideration of Ten dollars and Zero cents (\$10.00) and other good and valuable consideration in hand paid, conveys, and warrants to Greener Property Holdings, LLC, an Oregon limited liability Company the following described real estate, situated in the County of Skagit, State of Washington:

**Lot 161, "CASCADE RIVER PARK NO. 1," as per plat recorded in Volume 8 of Plats, pages 55 through 59, inclusive, records of Skagit County, Washington.**

**Situate in the County of Skagit, State of Washington.**

**Subject to: See attached Exhibit A, which is made a part hereof by this reference.**

Abbreviated Legal: Lot 161, Cascade River Park, Division No. 1

Tax Parcel Number(s): P63711 / *3871-000-161-0005*

Dated: *5-4-2026*

*This page is attached to and made a part of the Statutory Warranty Deed*

Estate of Jesse Richard Farrens

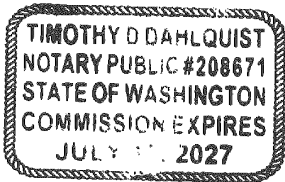
*Richard Lee Farrens Personal Representative*  
By: Richard Lee Farrens, Personal Representative

*Richard Farrens*  
Richard Farrens

STATE OF Washington

COUNTY OF Skagit

This record was acknowledged before me on May 4, 2026 by Richard Lee Farrens  
as Personal Representative of the Estate of Jesse Richard Farrens, deceased

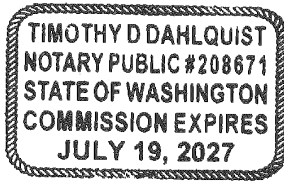


*Timothy D Dahlquist*  
Name: Timothy D Dahlquist  
My Commission Expires: 7-19-2027

STATE OF Washington

COUNTY OF Skagit

This record was acknowledged before me on May 4, 2026 by Richard Farrens.



*Timothy D Dahlquist*  
Name: Timothy D Dahlquist  
My Commission Expires: 7-19-2027

**Exhibit A****Subject To:**

Any unpaid assessments or charges, and liability for further assessments or charges by Cascade River Community Club.

**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**

**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.**

**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 non-profit 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."

**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

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 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.

**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.**

**Matters set forth by survey recorded on April 11, 2019 as Instrument #201904110050 in the official records**

**End of Exhibit A**