

AFTER RECORDING MAIL TO:

The Duffy Revokable Living Trust u/d/t March 29, 1991
403 East Park Drive
Anacortes, WA 98221



200608090089
Skagit County Auditor

8/9/2006 Page 1 of 3 12:08PM

Filed for Record at Request of: Ticor Title Company

CHICAGO TITLE IC39680

STATUTORY WARRANTY DEED

THE GRANTOR(S)

Mark Howie and Debbie M. Howie who took title as Debra Keller, husband and wife

for and in consideration of Ten Dollars (\$10.00) and Other Good and Valuable Consideration in hand paid, conveys, and warrants to

James A. Duffy and Nancy Duffy as Trustees of The Duffy Revocable Living Trust u/d/t March 29, 1991 and Shari Hall, a single person

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

Lot 9, 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.

Subject to easements, covenants, conditions and restrictions shown on Exhibit "A" as hereto attached and by this reference made a part hereof.

Assessor's Property Tax Parcel/Account Number: P63809/3872-000-009-0000

Dated: August 1, 2006

[Signature]
Mark Howie

[Signature]
Debbie M. Howie

4086
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

AUG 09 2006

Amount Paid to
Skagit Co. Treasurer
By [Signature] Deputy

STATE OF Washington

COUNTY OF King

I, Sharron K. Burgum, a Notary Public of the County and State first above written, do hereby certify that Mark Howie and Debbie M. Howie personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 1 day of August, 2006

[Signature]
Notary Public in and for the state of Washington.

Residing at
My Commission Expires: 2/28/06

(SEAL)



Exhibit "A"

Restrictions contained on the face of said plat.

Easement contained in Dedication of said plat;

For: All necessary slopes for cuts and fills and continued drainage of roads

Affects: Any portions of said premises which abut upon streets, avenues, alleys, and roads and where water might take a natural course

Construction and maintenance obligations contained on the face of said plat. Reference is made to the record for full particulars.

Easement delineated on the face of said plat;

For: Walking

Affects: Northerly portion of said premises

Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);

Recorded: Various instruments of record

Imposed By: Cascade River Development Company

Restrictions contained on the face of the plat, as follows:

Approximate building restriction line: No buildings, structures, sanitary disposal systems, or fills to be constructed between this line and the Cascade River. Based on River State 39L3 M.S.L. at U.S.G.A. Gauge Station in North Half of Section 15.

Covenants, conditions, and restrictions contained in instrument(s), but omitting any covenants or restrictions, if any, 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;

Recorded: March 17, 1975

Auditor's No(s): 814713, records of Skagit County, Washington

As Follows: The general intent of which restrict use of said property for residential purposes only.

Any prohibition or limitation on the use, occupancy, or improvement of the land resulting from the rights of the public or riparian owners to use any waters which may cover the land or to use any portion of the land which is now or may formerly have been covered by water.

Right of use, control, or regulation by the United States of America in the exercise of power over commerce and navigation.

Any question that may arise due to shifting or change in the course of the or due to said having shifted or changed its course.

Right of the State of Washington in and to that portion of the property described herein, if any, lying in the bed or former bed of the, if navigable.

Terms and conditions of that instrument

Recorded: May 26, 1979; August 12, 1981; May 24, 1983 and April 17, 1997

Auditor's Nos.: 7905300013, 8108120027, 8305240010 and 9704170053

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



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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.

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

Providing: For full particulars of said instrument, we refer you to the record.

Covenants, conditions and restrictions contained in said plat as follows:

All roads designated as Tract A are intended for the use of present and future property owners of the plat and are not dedicated as public rights of way and are also intended for the use of past and future "Cascade River Park" subdivisions and plats which are contained within portions of Sections 11, 14, 15, 16, 21 and 22, Township 35 North, Range 11 East of the Willamette Meridian. The right is retained to make all necessary slopes for cuts and fills upon the lots and blocks shown on this plat in the original reasonable grading of all roads shown hereon. Also the right is retained to continue to drain all roads and easements over and across any lot or lots where water might take a natural course after the roads are graded.



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