



Skagit County Auditor \$75.00  
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When recorded return to:

STEVEN S. WILEY  
1226 ST. PAUL STREET  
BELLINGHAM, WA 98229

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
20144592  
DEC 04 2014

Filed for Record at Request of  
WHATCOM LAND TITLE CO., INC.  
Escrow Number: W-123917

Amount Paid \$ 1340.<sup>00</sup>  
Skagit Co. Treasurer  
By *mam* Deputy

Statutory Warranty Deed

Grantor: CHERYL ALLENDOERFER and BARBARA ALLENDOERFER  
Grantee: STEVEN S. WILEY, CAROLYN CRAIN WILEY and LAURA D. CRAIN

THE GRANTORS CHERYL ALLENDOERFER, and BARBARA ALLENDOERFER, each as her separate property as to an undivided indeterminate interest for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to STEVEN S. WILEY and CAROLYN CRAIN WILEY, husband and wife and LAURA D. CRAIN, a single person the following described real estate, situated in the County of WHATCOM, State of Washington

*Skagit*

Abbreviated Legal: LOTS 112 AND 113, CASCADE RIVER PARK, DIV.1.

For Full Legal See Attached Exhibit "A"

LAND TITLE OF SKAGIT COUNTY

Tax Parcel Number(s): 3871-000-113-0004 P63661

*150865*

Date November 26, 2014

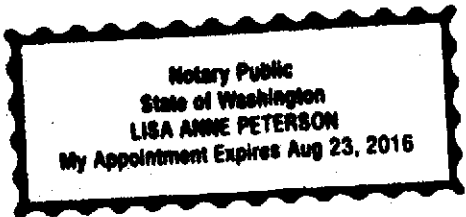
*[Signature]*  
\_\_\_\_\_  
CHERYL ALLENDOERFER

*[Signature]*  
\_\_\_\_\_  
BARBARA ALLENDOERFER

STATE OF WASHINGTON }  
COUNTY OF WHATCOM } SS:

I certify that I know or have satisfactory evidence that CHERYL ALLENDOERFER is/are the person(s) who appeared before me, and said person(s) acknowledged HE/SHE/THEY that signed this instrument and acknowledge it to be HIS/HER/THEIR free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: December 2, 2014 *[Signature]*



Notary Public in and for the State of Washington  
Residing at Seattle, King County  
My appointment expires: August 23, 2016

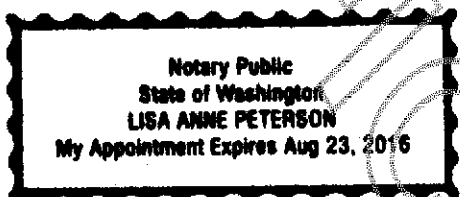
ATTACHED TO: STATUTORY WARRANTY DEED, DATED NOVEMBER 26, 2014

STATE OF WASHINGTON }  
COUNTY OF WHATCOM } SS:

I certify that I know or have satisfactory evidence that **BARBARA ALLENDOERFER**  
is/are the person(s) who appeared before me, and said person(s) acknowledged **HE/SHE/THEY**  
that  
signed this instrument and acknowledge it to be **HIS/HER/THEIR** free and voluntary act for the  
uses and purposes mentioned in this instrument.

Dated: December 2, 2014

Lisa Anne Peterson



Notary Public in and for the State of Washington  
Residing at Seattle, King County  
My appointment expires: August 23, 2016



201412040077

**EXHIBIT A**

LOTS 112 AND 113, "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:**

6. Easements, restrictions, and other matters shown on Schedule "B-1" attached are also excepted from coverage. The easements, restrictions and other matters shown as lettered exceptions on Schedule "B-1" are excepted from policy coverage to the same extent that the numbered Schedule "B" Special Exceptions shown herein are excepted from policy coverage.

**ALSO SUBJECT TO:**

**EXCEPTIONS:**

A. The right granted to the public in the Plat to make all necessary slopes for cuts and fills upon the lots and blocks shown on the plat in the original reasonable grading of all roads shown thereon. The County or its successors shall have the right 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.

B. Restrictions contained on the face of the Plat of "CASCADE RIVER PARK NO. 1", but omitting restrictions, if any, based on race, color, religion or national origin, a copy of which is hereto attached.

C. Construction and maintenance obligations set forth on the Plat as to the roads shown on the Plat, a copy of which is hereto attached.

D. An easement 5 feet in width parallel with and adjacent to all lot lines for purposes of utilities and drainage, as set forth on the face of the plat.

E. The face of the Plat provides as follows:

"All of the private road systems within the Plat are designated as Tract "A"."

F. 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."

G. 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



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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.

H. Any question that may arise due to shifting or changing in course of Cascade River.

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



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