



201603310073

Skagit County Auditor \$76.00
3/31/2016 Page 1 of 4 2:02PM

When recorded return to:

Ruby Bucznski
P.O. Box 2352
Running Springs, CA 98382

Recorded at the request of:
Guardian Northwest Title
File Number: 110982

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2016 1105
MAR 31 2016

Amount Paid \$58.40
Skagit Co. Treasurer
By *mlm Deputy*

Statutory Warranty Deed
GUARDIAN NORTHWEST TITLE CO.
110982

THE Hersel Hart, Jr. and Margaret Hart, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Ruby Bucznski the following described real estate, situated in the County of Skagit, State of Washington

Legal Description:

Lot 32 Cascade River Park No. 1
Tax Parcel Number(s): P63580, 3871-000-032-0002

Lot 32, "CASCADE RIVER PARK NO. 1", as per plat recorded in Volume 8 of Plats, pages 54 through 59, inclusive, records of Skagit County, Washington

"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."

Dated March 24, 2016

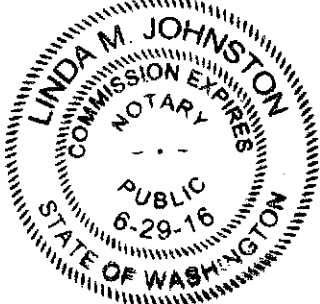
Hersel Hart
STATE OF Washington
COUNTY OF KING } SS:

Margaret Hart
Margaret Hart

I certify that I know or have satisfactory evidence that Hersel Hart and Margaret Hart, the persons who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument and acknowledge it to be his/her/their free and voluntary act for the uses and purposes mentioned in this instrument.

Date: 3/24/16

Linda M. Johnston



Notary Public in and for the State of WASHINGTON
Residing at KING
My appointment expires: 6-29-16

When recorded return to:

Ruby Buczski
P.O. Box 2352
Running Springs, CA 98382

Recorded at the request of:
Guardian Northwest Title
File Number: 110982

Statutory Warranty Deed

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Dated _____

Hersel C Hart Jr

Hersel Hart

Margaret Hart

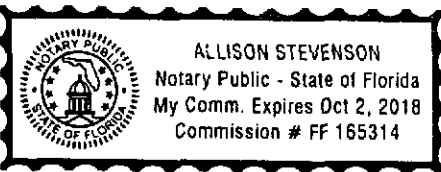
STATE OF FL
COUNTY OF Brevard } SS:

OS 3/30/16

I certify that I know or have satisfactory evidence that Hersel Hart and ~~Margaret Hart~~, the persons who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument and acknowledge it to be his/her/their free and voluntary act for the uses and purposes mentioned in this instrument.

Date: 03/30/2016

Allison Steveson



Notary Public in and for the State of FL
Residing at Melbourne FL
My appointment expires: 10/02/2018

Exhibit A

EXCEPTIONS:

A. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

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

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

C. PROVISION AS CONTAINED IN "DEDICATION":

Dated: May 22, 1979
Recorded: May 30, 1979
Auditor's No.: 7905300013
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 nonprofit corporation."

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED BY THE FOLLOWING:

Recorded: August 12, 1981 and May 24, 1983
Auditor's No.: 8108120027 and 8305240010

D. 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:

"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 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."

E. 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

F. 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.)

G. Right of the State Washington in and to that portion of said premises, if any, lying in the bed, or former bed, of the Cascade River.