



201606220054

Skagit County Auditor 6/22/2016 Page 1 of 5 2:24PM \$77.00

Record and return to:
Destry Wood
12065 Minor Way
Mukilteo Washington 98275

WARRANTY DEED

RCW 64.04.030

WARRANTY DEED, made this 17th day of June, 2016, by and between:

Gary G. George and Vicki R. George married, whose address is
1713 Electric Ave
Bellingham Washington 98229 county of Whatcom

("Grantor(s)"), and

Destry Wood single, whose address is
12065 Minor Way
Mukilteo Washington 98275 county of King

("Grantee(s)")

THE GRANTOR, for and in consideration of the sum of: \$24,000.00

Twenty Four Thousand Dollars by certified check

The receipt and sufficiency of which is hereby acknowledged and received, and for other good and valuable consideration, does hereby grant, bargain, sell and convey and warrant unto the grantee his/her heirs and assigns, the following described premises located in the County of Skagit, State of Washington, legally described as:

LOT 12 " CASCADE RIVER PARK NO 1" according to plat thereof recorded in volume 8 of plat, pages 55 through 59 inclusive, records of Skagit County, Washington

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20162571
JUN 22 2016

Tax Parcel ID# 63558 3871-000-12-0006

Associated document reference numbers:

Amount Paid \$ 432.20
Skagit Co. Treasurer
By HTB Deputy

Subject to: easement, reservation, restriction, right of ways, covenants, condition and/or matter of record, if any as per exhibit "A" attached hereto.

TO HAVE AND TO HOLD the said premises, with its appurtenances unto the said Grantee his/her heirs and assigns forever. Grantors covenant with the Grantee that the Grantors are now seized in fee simple absolute of said premises; that the Grantors have full power to convey same; that the same is free from all encumbrances excepting those set forth above; that the Grantee shall enjoy the same without any lawful disturbance; that the Grantors will, on demand, execute and deliver to the Grantee, at the expense of the Grantors, any further assurance of the same that may be reasonably required, and, with the exceptions set forth above, that the Grantors warrant to the Grantee and will defend for him/her all the said premises against every person lawfully claiming all or any interest in same, subject to real property taxes accrued by not yet due and payable and any other covenants, conditions, easements, rights of way, laws and restrictions of record.

IN WITNESS WHEREOF, the grantor has executed this deed on the date set forth above.

Gary G George
Signature
Gary G George
Print Name
Grantor
Capacity

Signature

Print Name

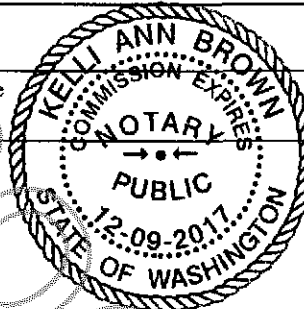
Capacity

[Signature]
Signature
Vicki R George
Print Name
Grantor
Capacity

Signature

Print Name

Capacity



STATE OF Washington)

COUNTY OF ~~SKAGIT~~ Whatcom)

On this day personally appeared before me Gary G. George + Vicki R. George

to me known to be the individual or individuals described in and who executed the within and foregoing instrument, and acknowledged that he (she or ~~they~~) signed the same as his (her or ~~their~~) free and voluntary act and deed, for the uses and purposes therein mentioned.

Given under my hand and official seal this 17th day of June, 2016.
Kelli Ann Brown
Notary Public in and for the state of Washington
Print name Kelli Ann Brown

Notary resides at: Bellingham

Document prepared by: GARY G GEORGE
1713 Electric Ave Bellingham Wa. 98229 ph. (360)255-3659

EXHIBIT "A"

EXCEPTIONS:

A. MATTERS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SUBDIVISION:

Plat/Subdivision Name: Cascade River Park No. 1
Recorded: undisclosed
Auditor's No.: 639857

Said matters include but are not limited to the following:

1. 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 here water might take a natural course after the roads are graded.
2. All of the private road systems within the Plat are designated as Tract A.
3. No lot, tract or portion of a lot or tract shall be subdivided and sold or resold or ownership changed or trans - whereby the ownership of any portion of this Plat shall be less than 7500 square feet, or less than 60 feet in width of the building set back line or any ownership left without bordering on a street or leaving property line closer than 5 feet to a building.
4. No structure or building shall be constructed on any lot, street or parcel of this Plat closer than 20 feet to the front property line and 5 feet side yard, and in the case of corner lots, no structure or building shall be constructed closer than 10 feet to the side property line abutting the road right-of-way; EXCEPT there will be no setbacks from special access easements.
5. Construction on any lot shall require building plan approval by the Architectural Committee of the Cascade River Community Club, Inc., and shall require a building permit and sewage disposal permit from the respective County Agencies. Construction of any driveway or culvert on the road right-of-way shall also require a permit from the Cascade River Community Club, Inc.
6. Septic tanks may be prohibited - Construction and use of private sewage disposal systems shall be in accordance with the requirements of the County Health Department. Lots determined by the County Health Department to be unsuitable for septic tanks shall be restricted to approved concrete riser privies, chemical toilets or other approved means of sewage disposal until they are serviced by a public sanitary sewer system.
7. No structure shall be placed or maintained on any lot, EXCEPT a private dwelling, house trailer, garage or suitable outbuilding for the sole use of the owner or occupant and as approved by the Architectural Committee of Cascade River Community Club, Inc..
8. Exterior work on any building shall be completed within one year from the start of construction; EXCEPT as approved by the Architectural Committee of Cascade River Community Club, Inc.. All buildings or structure to be one story in height not counting basement; EXCEPT when variance is granted by the Architectural Committee of Cascade River Community Club, Inc..
9. Each lot shall be entitled to one hook-up to the private water system upon its installation. The cost of the hook-up materials, and labor to be paid for by the owner of the lot.

10. Ownership of those areas marked "Community Tracts" will be conveyed to a private non-profit corporation to be known as Cascade River Community Club, Inc., and ownership in any lot of the Plat shall automatically include an ownership of one membership in said corporation subject to the articles and by-laws thereof.

11. All roadways marked private and designated as community tract shall provide for a permanent easement for roadway purpose, utilities, and drainage, to all members of Cascade River Community Club, Inc..

12. Ownership of all lots abutting the Cascade River extend to the approximate line of Ordinary High Water. All lots abutting the Cascade River shall be subject to a 20 foot easement parallel with and adjacent to the line of ordinary high water for purpose of walking access to Cascade River for all members of the Cascade River Community Club, Inc..

13. All lots shall be subject to an easement five feet in width parallel with and adjacent to all lot lines for purposes of utilities and drainage.

14. No poultry or livestock shall be kept or maintained; EXCEPT that riding horses for the personal use of the owner may be kept on any lot; EXCEPTING waterfront lots. No hunting shall be permitted and the use of firearms is prohibited.

15. Subject to Articles of Incorporation and By-Laws of the Cascade River Community, Inc..

16. These covenants are covenants running with the land and shall be binding on all parties until January 1, 1983, and thereafter, unless by vote of 65% of the then owners of lots it is agreed to change covenants in whole or in part.

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."

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."