



201606300135

When recorded return to:
Harvey Bear
Harvey Bear, Trustee of The Harvey Bear
Revocable Trust
63719 Marblemount Way
Marblemount WA 98267

Skagit County Auditor \$80.00
6/30/2016 Page 1 of 8 2:49PM

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620027856

CHICAGO TITLE
620027856

STATUTORY WARRANTY DEED

THE GRANTOR(S) James A. Duffy and Nancy Duffy, as Trustees of the Duffy Revocable Living Trust u/d/t March 29, 1991 and Shari Sweeney, a married woman, who acquired title as Shari Hall as her separate estate

for and in consideration of Ten And No/100 Dollars (\$10.00), and other valuable consideration

in hand paid, conveys, and warrants to Harvey Bear, Trustee of The Harvey Bear Revocable Trust

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

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Abbreviated Legal: (Required if full legal not inserted above.)

Lot(s): 9 CASCADE RIVER PARK NO. 2 Tax/Map ID(s):

Tax Parcel Number(s): P63809 / 3872-000-009-0000,

Subject to:

SEE EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF

20162745
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

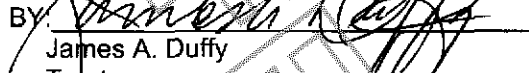
JUN 30 2016

Amount Paid \$ 1518
Skagit Co. Treasurer
By WF Deputy

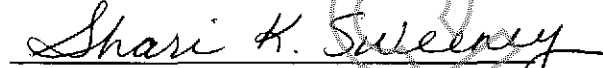
STATUTORY WARRANTY DEED
(continued)

Dated: June 17, 2016

James A. Duffy and Nancy Duffy, as Trustee of the Duffy Revocable Trust

BY: 
James A. Duffy
Trustee

BY: 
Nancy Duffy
Trustee


Shari Sweeney

State of Washington

County of SKAGIT

I certify that I know or have satisfactory evidence that James A. Duffy

(s)are the person(s) who appeared before me, and said person acknowledged that (he)(she/they) signed this instrument, on oath stated that (he)(she/they) was authorized to execute the instrument and acknowledged it as the Trustees of The Duffy Revocable Trust to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: June 29, 2016

Kathryn A. Freeman
Name: Kathryn A. Freeman
Notary Public in and for the State of WA
Residing at: Snohomish co
My appointment expires: 9-01-2018

KATHERYN A. FREEMAN
STATE OF WASHINGTON
NOTARY --- PUBLIC
My Commission Expires 9-01-2018

State of Washington

County of SKAGIT

I certify that I know or have satisfactory evidence that Nancy Duffy

is are the person(s) who appeared before me, and said person acknowledged that (he/she/they) signed this instrument, on oath stated that (he/she/they) was authorized to execute the instrument and acknowledged it as the Trustees of The Duffy Revocable Trust to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: June 30, 2016

Kathryn A. Freeman
Name: Kathryn A. Freeman
Notary Public in and for the State of WA
Residing at: Snohomish CO
My appointment expires: 9-01-2018

KATHERYN A. FREEMAN
STATE OF WASHINGTON
NOTARY --•-- PUBLIC
My Commission Expires 9-01-2018

State of Washington

County of SKAGIT

I certify that I know or have satisfactory evidence that

Shari Sweeney

(is) are the person(s) who appeared before me, and said person(s) acknowledged that (he/she/they) signed this of instrument and acknowledged it to be (his/her/their) free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: June 29, 2016

Kathryn A Freeman

Name: Kathryn A Freeman

Notary Public in and for the State of WA

Residing at: Snohomish CO

My appointment expires: 9-01-2018

KATHERYN A. FREEMAN
STATE OF WASHINGTON
NOTARY PUBLIC
My Commission Expires 9-01-2018

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P63809 / 3872-000-009-0000

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.

Together with one 2007 Athens Park Home Series/Body APH401CABIN

EXHIBIT "B"
Exceptions

1. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, if any, but omitting any covenants or restrictions, if any, including but not limited to those 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, as set forth on CASCADE RIVER PARK NO. 2:

Recording No: 682848

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

Recorded: March 17, 1975
Auditor's No(s): 814713, records of Skagit County, Washington
Imposed By: Cascade River Development Company

3. Covenants, conditions, and restrictions contained in instrument(s), but omitting any covenant, condition or restriction based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicap persons;

Recorded: March 17, 1975
Auditor's No(s): 814713, records of Skagit County, Washington
As Follows: Use of said property for residential purposes only

4. 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.

5. Terms and conditions of that instrument;

Recorded: May 26, 1979; August 12, 1981; and May 24, 1983
Auditor's Nos.: 7905300013, 8108120027, and 8305240010, records of Skagit County, Washington

6. 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

EXHIBIT "B"

**Exceptions
(continued)**

- centerline of existing roadways over said premises and other property.
The exact location of which is undeterminable of record
7. 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.
 8. 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
 9. City, county or local improvement district assessments, if any.
 10. Assessments, if any, levied by Cascade River Development Company.