

201908230104

08/23/2019 02:33 PM Pages: 1 of 3 Fees: \$105.50
Skagit County Auditor

When recorded return to:

Michael Boyd Angrick
18241 62nd Ave. NE
Kenmore, WA 98028

STATUTORY WARRANTY DEED

19-3006

GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR(S) Ruby Buczynski, who was married on March 31, 2016 and continues to be married and Richard Buczynski, as to any and all interest, of, PO. Box 2352, Running Springs, CA 92382,

^{Buczynski}
for and in consideration of ten dollars and other valuable consideration

in hand paid, conveys, and warrants to Michael Boyd Angrick, an unmarried man

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

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 "B" attached hereto

Tax Parcel Number(s): P63580 & 3871-000-032-0002

Dated: 8/21/2019

Ruby Buczynski
Ruby Buczynski

Richard Buczynski
Richard Buczynski

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2019 3609
AUG 23 2019

Amount Paid \$ 146.51
Skagit Co. Treasurer
By BT Deputy

* Acquired title: Ruby Buczynski
Bucznski

Statutory Warranty Deed
LPB 10-05

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CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

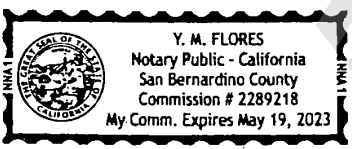
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of San Bernardino)
On August 21, 2019 before me, Y. M. Flores, Notary Public
Date Here Insert Name and Title of the Officer
personally appeared Ruby Buczynski and Richard Buczynski
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) ~~is/are~~ subscribed to the within instrument and acknowledged to me that ~~he/she/they~~ executed the same in ~~his/her/their~~ authorized capacity(ies), and that by ~~his/her/their~~ signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature [Handwritten Signature]
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Statutory Warranty Deed Document Date: 8/21/2019
Number of Pages: 4 Signer(s) Other Than Named Above: none

Capacity(ies) Claimed by Signer(s)

Signer's Name: Ruby Buczynski
 Corporate Officer — Title(s): _____
 Partner — Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other: _____
Signer Is Representing: Herself

Signer's Name: Richard Buczynski
 Corporate Officer — Title(s): _____
 Partner — Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other: _____
Signer Is Representing: Himself

EXHIBIT B

19-3006-MM

1. Any and all offers of dedications, conditions, restrictions, easements, fence line/boundary discrepancies and encroachments, notes, provisions and/or any other matters as disclosed and/or delineated on the face of the following plat/short plat/survey named Plat of Cascade River Park No. 1 recorded August 21, 1963 as Auditor's File No. 639857.

The company calls attention to provisions contained in Washington Uniform Common Interest Ownership Act, Senate Bill 6175 providing that Plats recorded after July 1, 2018, and older Plats that have opted in, that meet the requirements under Senate Bill 6175 will require delivery to the Proposed Purchaser of either a "Public Offering Statement" or "Resale Certificate".

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

3. Provision as Contained in "dedication" recorded May 30, 1979 as Auditor's File No. 7905300013.

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 and recorded August 12, 1981 and May 24, 1983 as Auditor's File No's. 8108120027 and 8305240010.

4. 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."

5. 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 Cascade River, or its banks, or which may result from such change in the future.

6. 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.)

7. 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.

Statutory Warranty Deed
LPB 10-05

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