

**When recorded return to:**  
Paul Blacksmith and Lisa Blacksmith  
3609 26th Street  
Everett, WA 98201

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
Affidavit No. 2021-1949  
May 03 2021  
Amount Paid \$1253.00  
Skagit County Treasurer  
By Heather Beauvais Deputy

**STATUTORY WARRANTY DEED**

**LTCO SKAGIT 01-183466-O**

Order No.: 21-0337WA

Title Order No.: 21-0337WA

THE GRANTOR(S)

John F. Kriss, as his separate property

for and in consideration of TEN DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys, and warrants to

Paul Blacksmith and Lisa Blacksmith, a married couple

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

Lot 74, "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 ALL THOSE EASEMENTS, COVENANTS AND RESTRICTIONS LISTED IN SCHEDULE A, ATTACHED HERETO AND INCORPORATED HEREIN.

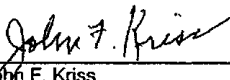
Tax Parcel No(s): P63623

A. COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, NOTES, DEDICATIONS, PROVISIONS AND SURVEY MATTERS AS DESCRIBED AND/OR DELINEATED ON THE FACE OF SAID PLAT OR SHORT PLAT: Plat/Short Plat: Cascade River Park No. 1 Recorded: August 21, 1963 Auditor's No.: 639857

B. 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."

C. 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 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.

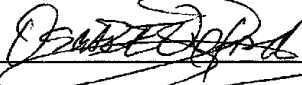
Dated: April 29, 2021

  
\_\_\_\_\_  
John F. Kriss

State of Washington  
County of Skagit

I certify that I know or have satisfactory evidence that John F. Kriss is the person(s) who appeared before me and said person(s) acknowledged that he/she/they signed this instrument and acknowledged it to be his/her/their free and voluntary act and deed for the uses and purposes mentioned herein.

Dated 4.29.2021

  
\_\_\_\_\_  
Notary Public in and for the State of Washington

Residing at: Monroe  
Appointment Expiration: 7.25.2023

