

**When recorded return to:**  
Matthew Emht and Madeline Hwang  
1125 130th St SE Unit B  
Everett, WA 98208

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 2021-2958  
Jun 30 2021

Amount Paid \$405.00  
Skagit County Treasurer  
By Heather Beauvais Deputy

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

CHICAGO TITLE  
620047962

Escrow No.: 620047962

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) William T. Hering, an unmarried man

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration  
in hand paid, conveys, and warrants to Matthew Emht and Madeline Hwang, a married couple

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.)

LT 199 & PTN. LT 198, CASCADE RIVER PARK NO. 1

Tax Parcel Number(s): P126322 / 3871-000-199-0000

Subject to:

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

**STATUTORY WARRANTY DEED**  
(continued)

Dated: 06/27/2021

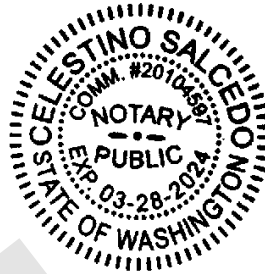
William T. Hering  
William T. Hering

State of WASHINGTON  
County of SKAGIT

I certify that I know or have satisfactory evidence that William T. Hering is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 06-27-2021

Celestino Salcedo  
Name: Celestino Salcedo  
Notary Public in and for the State of Washington  
Residing at: Skagit  
My appointment expires: 03-28-2024



**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P126322 / 3871-000-199-0000**

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Lot 199, Cascade River Park No. 1, as per Plat recorded in Volume 8 of Plats, pages 54 through 58, inclusive, records of Skagit County, Washington;

TOGETHER WITH all that portion of Lot 198, Cascade River Park No. 1, as per Plat recorded in Volume 8 of Plats, pages 54 through 58, inclusive, records of Skagit County, Washington, more particularly described as follows:

Beginning at a rebar and cap stamped "Zitkovich, L.S. 46904" at the Northwest corner of said Lot 198, per record of Survey filed under Auditor's File No. 201405230129;  
Thence North 39°01'23" East, a distance of 70.03 feet to a rebar and cap stamped "Zitkovich, L.S. 46904" at the Northeast corner of said Lot 198;  
Thence South 49°47'11" East, along the East line of said Lot 198 per the aforesaid record of Survey, a distance of 94.79 feet to the true point of beginning;  
Thence South 39°33'25" West a distance of 15.15 feet;  
Thence South 49°47'11" East a distance of 67.30 feet;  
Thence South 6°04'10" East a distance of 32.20 feet;  
Thence North 84°12'29" East a distance of 18.29 feet;  
Thence North 40°12'49" East a distance of 22.87 feet;  
Thence North 49°47'11" West a distance of 102.01 feet to the true point of beginning.

Situate in the County of Skagit, State of Washington.

**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 DIV. 1:

Recording No: 639857

2. Covenants, conditions, restrictions and easements 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, source of income, gender, gender identity, gender expression, medical condition or genetic information, 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 in the document(s)

Recording Date: May 28, 1942  
Recording No.: 352577  
Recording No.: 352578  
Executed By: Bradsberry Timber Company

3. Easement, including the terms and conditions thereof, granted by instrument;

Recording Date: December 23, 1941  
Recording No.: 347748  
In favor of: Q.R. Bingham  
For: Access  
Affects: Said premises, the exact location and extent of said easement is undisclosed of record

4. Easement, including the terms and conditions thereof, granted by instrument;

Recording Date: February 14, 1956  
Recording No.: 531605  
For: Use of roads for hauling timber products  
Affects: Said premises and other property

5. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Cascade River Development  
Purpose: Ingress, egress, drainage and utilities  
Recording Date: April 22, 1965  
Recording No.: 665207  
Affects: Portion of said premises and other property

**EXHIBIT "B"****Exceptions  
(continued)**

6. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
- Granted to: Cascade River Development  
 Purpose: Ingress, egress, drainage and utilities  
 Recording Date: April 29, 1970  
 Recording No.: 738440  
 Affects: Portion of said premises and other property
7. Provisions contained in the articles of incorporation and bylaws of Cascade River Community Club, Inc., including any liability to assessment lien.
8. Terms and conditions of that dedication;
- Recording Date: May 30, 1979  
 Recording No.: 7905300013  
 Executed By: Cascade River Community Club
9. Terms and Conditions of that Dedication;
- Recording Date: August 12, 1981  
 Recording No.: 8108120027  
 Executed By: Cascade River Community Club
10. Terms and Conditions of that Dedication;
- Recording Date: May 24, 1983  
 Recording No.: 8305240010  
 Executed By: Cascade River Community Club
11. Terms and conditions of that Dedication;
- Recording Date: April 17, 1997  
 Recording No.: 9704170053  
 Grantor: Cascade River Community Club
12. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, 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 Survey:
- Recording No: 201405230129

**EXHIBIT "B"****Exceptions  
(continued)**

13. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, 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 Survey:

Recording No: 201708010059

14. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
15. City, county or local improvement district assessments, if any.
16. Assessments, if any, levied by Cascade River Community Club.