

After Recording Mail To:
Law Offices S. Sharon Yoon
5403 Calarosa Ranch Road
Camarillo, CA 93012



202109070090

09/07/2021 11:50 AM Pages: 1 of 4 Fees: \$206.50
Skagit County Auditor

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2021-4115

SEP 07 2021

Assessor's Parcel Number: 3871-000-113-0004 P63661

Amount Paid \$ 0
Skagit Co. Treasurer
By  Deputy

WARRANTY DEED
TITLE OF DOCUMENT

Laura D. Crain, a single person, the GRANTOR,

Whose current address is 2645 Channel Drive, Ventura, CA 93003

FOR and in consideration of TEN AND NO/100 DOLLARS (\$10.00), in hand paid, conveys and warrants to

**Laura D. Crain, Trustee of the
Laura D. Crain Revocable Trust, dated August 31, 2021, the GRANTEE,**

Whose current address is 2645 Channel Drive, Ventura, CA 93003

AS TO HER 50% INTEREST IN THE FOLLOWING described real estate, situated in the County of Skagit, State of Washington:

LOTS 112 and 113, "CASCADE RIVER PARK NO. 1" AS PER PLAT RECORDED IN VOLUME 8 OF PLATS, PAGES 55 THROUGH 59, INCLUSIVE, RECORDS OF SKAGIT COUNTY, WAHSGTON.

For full legal See Attached Exhibit "A"

AND more commonly known as: 64158 E. Cascade Drive, Marblemount, WA 98267

Prior Recorded Doc. Ref.: Statutory Warranty Deed: Recorded 12/4/2014 Doc. No. 201412040077

Every deed in substance in the above form, when otherwise duly executed, shall be deemed and held a conveyance in fee simple to the grantee, his heirs and assigns, with covenants on the part of the grantor: (1) That at the time of the making and deliver of such deed he was lawfully seized of an indefeasible estate in fee simple, in and to the premises therein described, and had good right and full power to convey the same; (2) that the same were then free from all encumbrances; and (3) that he warrants to the grantee, his heirs and assigns, the quiet and peaceable possession of such premises, and will defend the title thereto against all persons who may lawfully claim the same, and such covenants shall be obligatory upon any grantor, his heirs and personal representatives, as fully and with like effect as if written at full length in such deed.

When the context requires, singular nouns and pronouns, include the plural.

Dated August 31, 2021

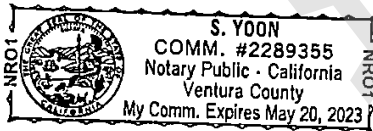
Laura D. Crain
Laura D. Crain

STATE OF CALIFORNIA)
COUNTY OF VENTURA)ss

On this day personally appeared before me **Laura D. Crain** to me known to be the individual(s) described in and who executed the within and foregoing instrument, and acknowledged that he/(she)/they signed the same as his/(her)/their free and voluntary act and deed, for the uses and purposes therein mentioned.

NOTARY STAMP/SEAL

Given under my hand and official seal of office
this 31st day of August , A.D., 2021



S. YOON

NOTARY PUBLIC

MY Commission Expires: 5/20/2023

Residing at: 5403 Calarosa Ranch Rd
Camarillo, CA 93012

EXHIBIT A

LOTS 112 AND 113, "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:

6. Easements, restrictions, and other matters shown on Schedule "B-1" attached are also excepted from coverage. The easements, restrictions and other matters shown as lettered exceptions on Schedule "B-1" are excepted from policy coverage to the same extent that the numbered Schedule "B" Special Exceptions shown herein are excepted from policy coverage.

ALSO SUBJECT TO:

EXCEPTIONS:

A. 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 where water might take a natural course after the roads are graded.

B. Restrictions contained on the face of the Plat of "CASCADE RIVER PARK NO. 1", but omitting restrictions, if any, based on race, color, religion or national origin, a copy of which is hereto attached.

C. Construction and maintenance obligations set forth on the Plat as to the roads shown on the Plat, a copy of which is hereto attached.

D. An easement 5 feet in width parallel with and adjacent to all lot lines for purposes of utilities and drainage, as set forth on the face of the plat.

E. The face of the Plat provides as follows:

"All of the private road systems within the Plat are designated as Tract "A"."

F. 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."

G. 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.

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

I. Any prohibition of or limitation of use, occupancy or improvement of the land resulting from the rights of the public or riparian owners to use any portion which is now, or has formerly been, covered by water