

When recorded return to:

Erik Bade and Theresa Bade
4725 Monte Vista Place
Mount Vernon, WA 98273

GNW 21-12356

STATUTORY WARRANTY DEED

THE GRANTOR(S) Eric Cruger and Christina Ann Nulf, each as their separate estate, 33115 State Route 530
Northeast, Arlington, WA 98223,

for and in consideration of **ten dollars and other valuable consideration**

in hand paid, conveys, and warrants to Erik Bade and Theresa Bade, a married couple

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

**FOR PROPERTY DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART
HEREOF.**

Abbreviated legal description: Property 1:
Lot 27, Cascade River Park No. 1

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): P63575

Dated: 4/29/22

Erik Cruger

Christina Ann Nulf

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20221800

May 02 2022

Amount Paid \$805.00
Skagit County Treasurer
By Lena Thompson Deputy

Statutory Warranty Deed
LPB 10-05

Order No.: 21-12356-KH

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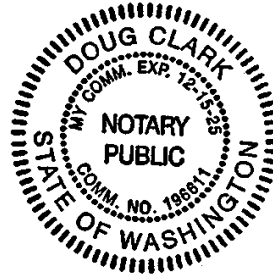
STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on 29th day of April, 2022 by Eric Cruger and Christina Ann Nulf.

Doug Clark
Signature

Notary Public
Title

My appointment expires: 12-15-25



**EXHIBIT A
LEGAL DESCRIPTION**

Property Address: 63884 Cascade River Road, Marblemount, WA 98267
Tax Parcel Number(s): P63575

Property Description:

Lot 27, Cascade River Park No. I, according to the Plat thereof recorded in Volume 8 of Plats, pages 55 through 59, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

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EXHIBIT B

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10. Easement, affecting a portion of subject property for the purpose of access including terms and provisions thereof granted to Q. R. Bingham recorded December 23, 1941 as Auditor's File No. 347748
11. Protective covenants, easements and/or assessments, but omitting restrictions, if any, based on race, color, religion or national origin executed by Bradsberry Timber Company, recorded May 28, 1942 as Auditor's File No. 352577, & 352578.
12. Easement, affecting a portion of subject property for the purpose of use of roads for hauling timber products including terms and provisions thereof granted to Pankratz Lumber Company recorded February 14, 1956 as Auditor's File No. 531605
13. Reservations, provisions and/or exceptions contained in instrument executed by Cascadia River Development Company, recorded March 27, 1967 as Auditor's File No. 696530.
14. 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 Cascade River Park No. 1 recorded August 21, 1963 as Auditor's File No. 693857.
15. Terms and conditions of Articles of Incorporation and Bylaws of Cascade River Community Club, Inc. , including restrictions, regulations, and conditions for dues and assessments, as established and levied pursuant thereto, including, but not limited to those as set forth under Auditor's File No.7905300013.
16. Terms and conditions of Dedication, recorded August 12, 1981 as Auditor's File No. 8108120027.
17. Terms and conditions of Dedication, recorded May 24, 1983 as Auditor's File No. 8305240010.
18. Terms and conditions of Dedication, recorded April 17, 1997 as Auditor's File No. 199704170053.
19. Easement, affecting a portion of subject property for the purpose of telephone facilities including terms and provisions thereof granted to Verizon Northwest Inc. recorded June 14, 2004 as Auditor's File No. 200406140060.
20. Easement, affecting a portion of subject property for the purpose of private roadways including terms and provisions thereof granted to City of Seattle, acting by and through Seattle Light Company recorded February 28, 2020 as Auditor's File No. 202002280115.
21. 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.
22. 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.)

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23. 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.

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