

When recorded return to:

Fallout Rentals LLC  
1825 Taylor Avenue North  
Seattle, WA 98109

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 20241772  
Aug 15 2024  
Amount Paid \$805.00  
Skagit County Treasurer  
By Kaylee Oudman Deputy

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Stan J. Jones and Sandra M. Jones, husband and wife, 7204 67th Street Northeast, Marysville, WA 98270,

for and in consideration of ten dollars and other valuable consideration

in hand paid, conveys, and warrants to Fallout Rentals LLC, a Wyoming Limited Liability Company

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 48, CASCADE RIVER PARK NO. 3

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): P63921

Dated: 8/14/2024

Stan J. Jones  
Stan J. Jones

Sandra M. Jones  
Sandra M. Jones

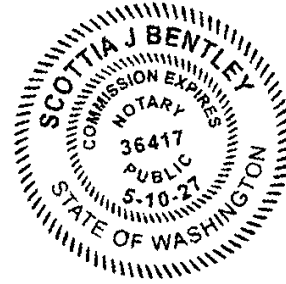
STATE OF WASHINGTON  
COUNTY OF SKAGIT

This record was acknowledged before me on 14<sup>th</sup> day of August, 2024 by Stan J. Jones and Sandra M. Jones.

Scottia Bentley  
Signature

Notary  
Title

My commission expires: 05/10/27



**EXHIBIT A  
LEGAL DESCRIPTION**

Property Address: 63402 West Cascade Drive, Marblemount, WA 98267  
Tax Parcel Number(s): P63921

**Property Description:**

Lot 48, "CASCADE RIVER PARK NO. 3", as per plat recorded in Volume 9 of Plats, pages 22, 23 and 24, records of Skagit County, Washington.

Statutory Warranty Deed  
LPB 10-05

Order No.: 24-21262-KH

Page 3 of 4

**EXHIBIT B**

24-21262-KH

9. 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 Division No. 3 recorded June 14, 1966 as Auditor's File No. 684135.

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".

10. General scheme or plan as disclosed by deeds in the same subdivision, 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 nonprofit and nonstock 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."

11. Reservations, provisions and/or exceptions contained in instrument executed by Cascade River Community Club, a nonprofit corporation recorded May 30, 1979 as Auditor's File No. 7905300013.

12. 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.

13. 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.)

14. Regulatory notice/agreement regarding Notice of On-Site Sewage System Status that may include covenants, conditions and restrictions affecting the subject property, recorded May 7, 1991 as Auditor's File No. 9105070086 .

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice. Said notice/agreement may pertain to governmental regulations for building or land use. Said matters are not a matter of title insurance. If such non-title insurance matters are shown, they are shown as a courtesy only, without the expectation that all such matters have been shown.

Statutory Warranty Deed  
LPB 10-05

Order No.: 24-21262-KH

Page 4 of 4