

When recorded return to:

Gangotri Ventures LLC, a Washington limited
liability company
10311 238th PINE
Redmond, WA 98053

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20262625

Aug 14 2026

Amount Paid \$2765.00
Skagit County Treasurer
By Lena Thompson Deputy

STATUTORY WARRANTY DEED

Order No.: 26-26608

THE GRANTOR(S)

Concetta C Weaver, an unmarried person

for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION
in hand paid, conveys, and warrants to

Gangotri Ventures LLC, a Washington limited liability company

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

**Lot 66, CASCADE RIVER PARK NO. 3, as per plat recorded in Volume 9 of Plats, pages 22
through 24, inclusive, records of Skagit County, Washington.**

Situate in the County of Skagit, State of Washington.

Abbreviated Legal: **Lot 66, CASCADE RIVER PARK NO. 3**

Subject to Matters, Restrictions, Covenants, Conditions, and Easements of Record

Tax Parcel Number(s): **P63939/3873-000-066-0009**

Dated: 13th day of August, 2026

Concetta C Weaver

Concetta C Weaver

STATE OF: Washington

COUNTY OF: King

On this day personally appeared before me **Concetta C Weaver**, 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.

Given under my hand and seal of office this 13th day of August, 2026.



Notary Public residing at: Sammamish

Printed Name: Erin Jennifer Bluett

My Commission Expires: 08/30/2029

ERIN JENNIFER BLUETT
NOTARY PUBLIC
STATE OF WASHINGTON
COMMISSION # 196109
COMMISSION EXPIRES 08/30/2029

Notarized remotely online using communication technology via Proof.

Subject to - Deed Exception(s):

1. 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 on 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".

2. 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."

3. 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.

Please be advised that any provision contained in this document, or in a document that is attached, linked, or referenced in this document, that under applicable law illegally discriminates against a class of individuals based upon personal characteristics such as race, color, religion, sex, sexual orientation, gender identity, familial status, disability, national origin, or any other legally protected class, is illegal and unenforceable.

4. 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.
5. 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.)

6. Lot certification, including the terms and conditions thereof, recorded on March 12, 2008 as Auditor's File No. 200803120105.
Reference to the record being made for full particulars. The company makes no determination as to its effects.

7. Regulatory notice/agreement regarding Waiver of Setbacks that may include covenants, conditions and restrictions affecting the subject property, recorded on April 14, 2008 as Auditor's File No. 200804140005 .

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.

8. TITLE NOTIFICATION THAT THE SUBJECT PROPERTY IS ADJACENT TO PROPERTY DESIGNATED NATURAL RESOURCE LANDS BY Skagit COUNTY.

Executed By: Mark and Carolyn Schneider

Recorded: April 14, 2008

Auditor's No.: 200804140005

Reference is hereby made to the record for the full particulars of said notification. However, said notification may have changed or may in the future change without recorded notice.

9. Any tax, fee, assessments or charges as may be levied by Cascade River Community Club.
10. Unrecorded leaseholds, if any, and rights of parties in possession, if any.