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08/31/2026 12:33 PM Pages: 1 of 4 Fees: $306.50
Skagit County Auditor, WA

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When recorded return to:
Adam DeMeyere
1352 Tanglewood Dr
Lapeer, MI 48446

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20262804
Aug 31 2026
Amount Paid $1221.00
Skagit County Treasurer
By Lena Thompson Deputy

STATUTORY WARRANTY DEED

FILE 60034408-356 LT

Order No.: NTWA-0575758

THE GRANTOR(S)

Michael J. Magee and Kristina L. Magee, husband and wife

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

Adam DeMeyere, an unmarried person

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

The Land referred to herein below is situated in the County of Skagit, State of Washington, and is described as follows: Lot 204 and 205, "CASCADE RIVER PARK NO. 1", as per plat recorded in Volume 8 of Plats, pages 54 through 59, inclusive, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

Abbreviated Legal: **Lots 204 & 205, Cascade River Park No. 1**

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

Tax Parcel Number(s): **3871-000-204-0004/P63757, 3871-000-205-0003/P63758**

Dated: 28th day of August, 2026

Michael J Magee

Michael J. Magee

Kristina L Magee

Kristina L. Magee

STATE OF: Washington

COUNTY OF: King

On this day personally appeared before me **Michael J. Magee and Kristina L. Magee,** 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 28th day of August, 20 26.

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

Notary Public residing at: Sammamish

Printed Name: Erin Jennifer Bluett

My Commission Expires: 08/30/2029

Notarized remotely online using communication technology via Proof.

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Subject to - Deed Exception(s):

1. Assessments, if any, due and owing Cascade River Community Club, Inc.

2. COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, NOTES, DEDICATIONS, PROVISIONS AND SURVEY MATTERS AS DESCRIBED AND/OR DELINEATED ON THE FACE OF SAID PLAT OR SHORT PLAT:
   Plat/Short Plat: Cascade River Park No. 1
   Recorded: August 21, 1963
   Auditor's No.: 639857

3. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:
   Grantee: All property owners in the plat
   Purpose: Ingress, egress, drainage and utilities
   Recorded: April 22, 1965 and April 29, 1970
   Auditor's Nos.: 665207 and 738440
   Area Affected:
   A 20 foot strip of land being 10 feet on each side of the following described centerline: Beginning at a point on the Northwesterly line of said Lot 132 lying South 31°33'41" West thereon 11.87 feet from the most Northerly corner of said Lot 132; thence across said Lots 132 through 139 by the following courses and distances: North 58°35'49" East 104.76 feet; North 69°25'57" East 72.15 feet; North 44°25'57" East 227.45 feet; North 9°58'25" West 87.63 feet; and North 15°00'50" East 59.00 feet to the terminus of said centerline at a point on the line common to said Lots 139 and 140 lying North 78°02'30" East thereon 100.61 feet from the Southwest corner of said Lot 140.

4. 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."

5. EASEMENT, INCLUDING THE TERMS AND CONDITIONS THEREOF:
   Grantee: Verizon Northwest Inc., a Washington corporation
   Purpose: Telephone Facilities
   Area Affected: A portion of subject premises and other lands
   Dated: June 14, 2004
   Recorded: June 14, 2004
   Auditor's File No.: 200406140060

6. 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.

7. NON-EXCLUSIVE FRANCHISE AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:
   Between: Skagit County
   And: Cascade River Commuity Club, Inc., a Washington non-profit corporation
   Recorded: October 13, 2025
   Auditor's File No.: 202510130030

8. As to any portion of said land now, formerly or in the future covered by water:
   Questions or adverse claims related to
   (1) lateral boundaries of any tidelands or shorelands;
   (2) shifting in course, boundary or location of the body of water;
   (3) rights of the State of Washington if the body of water is or was navigable; and
   (4) public regulatory and recreational rights (including powers of the USA) or private riparian rights which limit or prohibit use of the land or water.

9. Right to Manage Natural Resource Lands Disclosure, and the terms and conditions thereof, as disclosed by instrument recorded on September 14, 2023 under Auditor's File No. 202309140044 . Reference is made to said document for full particulars.

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