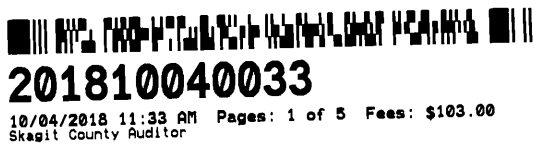


When recorded return to:

Mr. Ronald L Wessels, Jr and Mrs. Rosalie E
12911 NE 130th St
Kirkland, WA 98034



Filed for Record at Request of
Curtis, Casteel & Palmer, PLLC
Escrow Number: C1801062SB

CHICAGO TITLE
620035979 Statutory Warranty Deed

Dorene C Bendzak and Thomas Lloyd Bendzak, as Co-Trustees of
THE GRANTOR ~~Robert H Bendzak and Dorene C Bendzak, Trustees of~~ The Bendzak Living Trust,
dated May 24, 2000 for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE
CONSIDERATION in hand paid, conveys and warrants to Ronald L Wessels, Jr and Rosalie E Wessels,
husband and wife the following described real estate, situated in the County of Skagit, State of Washington.

Abbreviated Legal:

Lot(s): 92-93 Cascade River Park No. 1

For Full Legal See Attached Exhibit "A"

Subject to: Covenants, conditions and restrictions of record, if any, attached hereto by Exhibit "A"

Tax Parcel Number(s): P63641/3871-000-092-0009, P63642 / 3871-000-093-0008

Dated September 28, 2018

The Bendzak Living Trust, dated May 24, 2000

By: Dorene C Bendzak, Co-Trustee

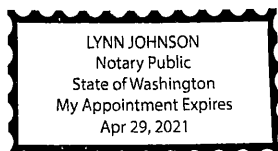
By: Thomas Lloyd Bendzak, Co-Trustee

STATE OF Washington
COUNTY OF Snohomish SS:

I certify that I know or have satisfactory evidence that Dorene C Bendzak and Thomas Lloyd Bendzak
is/are the person(s) who appeared before
me, and said person(s) acknowledge that they signed this instrument, on oath stated that they
is/are authorized to execute the instrument and acknowledge that as the
Co-Trustee of The Bendzak Living Trust, dated May 24, 2000
to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 10/21/18

Notary Public in and for the State of Washington
Residing at Snohomish
My appointment expires: 4-29-21



20184413
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

OCT - 4 2018
Amount Paid \$ 1340
By FF Skagit Co. Treasurer Deputy

EXHIBIT A

Lots 92 and 93, Cascade River Park No. 1, according to the plat thereof recorded in Volume 8 of Plats, pages 55 through 59, records of Skagit County, Washington.

Situate in Skagit County, Washington.

Exhibit "B"

Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on Cascade River Park No. 1:

Recording No: 639857

Covenants, conditions, restrictions and easements but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, source of income, gender, gender identity, gender expression, medical condition or genetic information, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth in the document

Recording Date: May 30, 1979
Recording No.: 7905300013

Covenants, conditions, restrictions and easements but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, source of income, gender, gender identity, gender expression, medical condition or genetic information, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth in the document

Recording Date: August 12, 1981
Recording No.: 8108120027

Covenants, conditions, restrictions and easements but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, source of income, gender, gender identity, gender expression, medical condition or genetic information, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth in the document

Recording Date: May 24, 1983
Recording No.: 8305240010

Covenants, conditions, restrictions and easements but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, source of income, gender, gender identity, gender expression, medical condition or genetic information, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth in the document

Recording Date: June 3, 1965
Recording No.: 801353

Exhibit "B"

Dedication, including the terms, covenants and provisions thereof;

Recording Date: April 17, 1997
Recording No.: 9704170053

Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Verizon Northwest Inc., a Washington corporation
Purpose: Telephone facilities
Recording Date: June 14, 2004
Recording No.: 200406140060
Affects: Roadways as described under the plat dedications

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.

Any unpaid assessments or charges and liability to further assessments or charges, for which a lien may have arisen (or may arise), all as provided for in instrument set forth below:

Imposed by: Cascade River Community Club, Inc.
Recording Date: May 24, 1974
Recording No.: 801353

Form 22P
Skagit Right-to-Manage Disclosure
Rev. 10/14
Page 1 of 1

**SKAGIT COUNTY
RIGHT-TO-MANAGE
NATURAL RESOURCE LANDS DISCLOSURE**

©Copyright 2014
Northwest Multiple Listing Service
ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated August 30, 2018
between Ronald L. Wessels Jr. Rosalie E. Wessels ("Buyer")
Buyer Buyer
and Dorene C Bendzak ("Seller")
Seller
concerning Cascade River Rd Lot 92 & 93 Marblemount WA 98267 (the "Property")
Address City State Zip

Buyer is aware that the Property may be subject to the Skagit County Right-to-Manage Natural Resource Lands Disclosure, Skagit County Code section 14.38, which states:

This disclosure applies to parcels designated or within 1 mile of designated agricultural - land or designated or within 1/4 mile of rural resource, forest or mineral resource lands of long-term commercial significance in Skagit County. A variety of Natural Resource Land commercial activities occur or may occur in the area that may not be compatible with non-resource uses and may be inconvenient or cause discomfort to area residents. This may arise from the use of chemicals; or from spraying, pruning, harvesting or mineral extraction with associated activities, which occasionally generates traffic, dust, smoke, noise, and odor. Skagit County has established natural resource management operations as a priority use on designated Natural Resource Lands, and area residents should be prepared to accept such incompatibilities, inconveniences or discomfort from normal, necessary Natural Resource Land operations when performed in compliance with Best Management Practices and local, State, and Federal law.

In the case of mineral lands, application might be made for mining-related activities including extraction, washing, crushing, stockpiling, blasting, transporting and recycling of minerals. If you are adjacent to designated NR Lands, you will have setback requirements from designated NR Lands.

Seller and Buyer authorize and direct the Closing Agent to record this Disclosure with the County Auditor's office in conjunction with the deed conveying the Property.

Authentication
Ronald L. Wessels Jr. 09/13/2018
9/13/2018 2:52:46 PM PDT
Buyer Date

Dorene C Bendzak 9/18/18
Seller Date

Authentication
Rosalie E Wessels 09/13/2018
9/13/2018 12:34:08 PM PDT
Buyer Date

Rosalie E Wessels 9-13-18
Seller Date