

When recorded return to:  
Daniel Perez-Moreno  
816 23rd Ave.  
Seattle, WA 98122



**201812050045**

12/05/2018 01:45 PM Pages: 1 of 3 Fees: \$101.00  
Skagit County Auditor

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

2150 North 107th St., Suite 310  
Seattle, WA 98133

Escrow No.: 0139161-OC

**CHICAGO TITLE**

W20034787

### STATUTORY WARRANTY DEED

THE GRANTOR(S) William Joseph Smith, a married person, as his separate estate  
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration  
in hand paid, conveys, and warrants to Daniel Perez-Moreno, a married man, as a separate estate

the following described real estate, situated in the County of Skagit, State of Washington:  
Lots 103 and 110, CASCADE RIVER PARK NO. 3, according to the plat thereof, recorded in  
Volume 9 of Plats, pages 22 through 24, records of Skagit County, Washington.

Situated in Skagit County, Washington.

Abbreviated Legal: (Required if full legal not inserted above.)

Tax Parcel Number(s): P63983 | 3873-000-110-0005, P63976 | 3873-000-103-0004,

Subject to:

Exceptions Set forth on attached exhibit and by this reference made a part hereof as if fully  
incorporated herein.

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
2018 5306  
DEC 05 2018

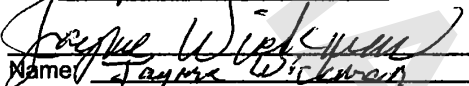
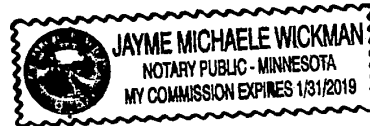
Amount Paid \$ 649.20  
Skagit Co. Treasurer  
By *man* Deputy

**STATUTORY WARRANTY DEED**  
(continued)

Dated: November 27, 2018

  
William Joseph SmithState of WASHINGTON  
County of SKAGIT

I certify that I know or have satisfactory evidence that William Joseph Smith is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 11-29-2018  
Name: Jayme Wickman  
Notary Public in and for the State of Minnesota  
Residing at: Hennepin County  
My appointment expires: 01-31-2019

## SPECIAL EXCEPTIONS

Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, 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. 3:

Recording No: 684135

Easement, including the terms and conditions thereof, granted by instrument(s);

Recorded: January 13, 1965  
Auditor's No(s): 660830, records of Skagit County, Washington  
In favor of: The State of Washington  
For: Road purposes

Note: Exact location and extent of easement is undisclosed of record.

Easement, including the terms and conditions thereof, granted by instrument(s);

Recorded: January 14, 1965  
Auditor's No(s): 660901, records of Skagit County, Washington  
In favor of: Georgia-Pacific Corporation, a Georgia corporation  
For: Road purposes

Note: Exact location and extent of easement is undisclosed of record.

Unrecorded Right-of-Way Agreement, including the terms and conditions thereof; entered into;

By: Bradsberry Timber Co., a corporation  
And Between: Bellingham Plywood Corporation, a corporation  
Recorded: September 15, 1952  
Auditor's No.: 479844, records of Skagit County, Washington

No search has been made as to the current ownership of said right-of-way.

Agreement, including the terms and conditions thereof; entered into;

By: Bradsberry Timber Co., a corporation  
And Between: John S. Pankratz  
Recorded: July 26, 1954  
Auditor's No. 504382, records of Skagit County, Washington  
Providing: Right-of-Way Agreement

Covenants, conditions, and restrictions contained in instrument(s), but omitting any covenant or restrictions, if any, 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 law;

Recorded: December 20, 1973  
Auditor's No(s): 794795, records of Skagit County, Washington  
Executed By: Cascade River Development Company

Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);

Recorded: December 20, 1973  
Auditor's No(s): 794795, records of Skagit County, Washington  
Imposed By: Cascade River Development Company