

When recorded return to:  
Christopher Routon and Janna Kinney  
8432 S 115th Street  
Seattle, WA 98178



**201902190104**

02/19/2019 12:19 PM Pages: 1 of 5 Fees: \$103.00  
Skagit County Auditor

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

1835 Barkley Boulevard, Suite 105  
Bellingham, WA 98226

Escrow No.: 245409337

**CHICAGO TITLE**  
620037403

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Richard Vogel and Stephany Vogel, husband and wife  
for and in consideration of Ten And No/100 Dollars (\$10.00) and other good and valuable  
consideration  
in hand paid, conveys, and warrants to Christopher Routon and Janna Kinney, a married couple

the following described real estate, situated in the County of Skagit, State of Washington:  
Lot 41, "Cascade River Park No. 3," according to the plat thereof, recorded in Volume 9 of Plats,  
Pages 22 through 24, inclusive, records of Skagit County, Washington.

Situate in Skagit County, Washington  
Abbreviated Legal: (Required if full legal not inserted above.)

Tax Parcel Number(s): P63914,


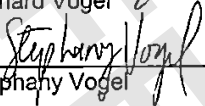
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2019524  
FEB 19 2019

Amount Paid \$ 387.<sup>70</sup>  
Skagit Co. Treasurer  
By *Alan* Deputy

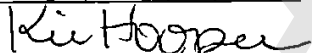
**STATUTORY WARRANTY DEED**  
(continued)

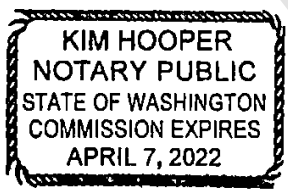
Dated: February 13, 2019

  
\_\_\_\_\_  
Richard Vogel  
  
\_\_\_\_\_  
Stephany Vogel

State of WASHINGTON  
County of SKAGIT

I certify that I know or have satisfactory evidence that Richard Vogel and Stephany Vogel are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 2/14/19  
  
\_\_\_\_\_  
Name: Kim Hooper  
Notary Public in and for the State of WA  
Residing at: Lynden  
My appointment expires: 4/7/22



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 and restrictions 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 & May 24, 1983  
Recording No.: 8108120027 & 8305240010

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  
Recording Date: June 14, 2004  
Recording No.: 200406140060  
Affects: Said premises and other property

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: February 17, 1967  
Recording No.: 694958

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: February 17, 1967  
Recording No.: 694958

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.

## SPECIAL EXCEPTIONS

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. 3:

Recording No: 684135

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

Granted to: The State of Washington  
Purpose: Road purposes  
Recording Date: January 13, 1965  
Recording No.: 660830  
Affects: Exact location and extent of easement is undisclosed of record

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

Granted to: Georgia-Pacific Corporation, a Georgia corporation  
Purpose: Road purposes  
Recording Date: January 14, 1965  
Recording No.: 660901  
Affects: Exact location and extent of easement is undisclosed of record

Unrecorded Right-of-Way Agreement, including the terms, covenants and provisions thereof;

Recording Date: September 15, 1952  
Recording No.: 479844

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

Agreement including the terms, covenants and provisions thereof;

Executed by: Bradsberry Timber Co, et al  
Recording Date: July 26, 1954  
Recording No.: 504382

Covenants, conditions and restrictions 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 14, 1904  
Recorded In: Volume 9 of Plats, Pages 22 through 24

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 February 06, 2019

between Christopher Roution Janna Kinney ("Buyer")  
Buyer Buyer  
and Richard Vogel Stephany Vogel ("Seller")  
Seller Seller  
concerning 63369 W Cascade Way 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.

Authentisox  
Christopher Roution 02/08/2019  
Buyer 02/08/2019 8:31:12 AM PST Date

Authentisox  
Richard Vogel 02/07/2019  
Seller 02/07/2019 6:24:01 PM PST Date

Authentisox  
Richard Vogel 02/08/2019  
Buyer 02/08/2019 8:37:21 AM PST Date

Authentisox  
Stephany Vogel 02/07/2019  
Seller 02/07/2019 6:22:49 PM PST Date

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