



201906210051

06/21/2019 11:09 AM Pages: 1 of 8 Fees: \$106.00
Skagit County Auditor

When recorded return to:
John C. Knoester and Brooke A. Knoester
18845 Cascade Ridge Court
Mount Vernon, WA 98274

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620038214

CHICAGO TITLE
620038214

STATUTORY WARRANTY DEED

THE GRANTOR(S) Ursula M. Bassolino, an unmarried person
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to John C. Knoester and Brooke A. Knoester, husband and wife

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

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

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

Lot 8, PLAT OF CASCADE RIDGE COURT, Vol. 16, Pgs. 87-89, Skagit County, Wa.

Tax Parcel Number(s): P108101/ 4668-000-008-0000

Subject to:

SEE EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF

**SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX**

2019 2462
JUN 21 2019

Amount Paid \$ 9367.80
Skagit Co. Treasurer
By *HB* Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: June 18, 2019

Ursula M. Bassolino
Ursula M. Bassolino

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Ursula M. Bassolino is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 6/18/19

Julie M Dixon
Name: Julie M Dixon
Notary Public in and for the State of Washington
Residing at: Cumano Island
My appointment expires: 2/2/2022



EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P108101/ 4668-000-008-0000

Lot 8, PLAT OF CASCADE RIDGE COURT, according to the plat thereof recorded in Volume 16 of Plats, pages 87 through 89, records of Skagit County, Washington.

Situated in the County of Skagit, State of Washington.

EXHIBIT "B"

Exceptions

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

Granted to: J. M. Sherrill and Nina V. Sherrill, husband and wife
Purpose: Right-of-way
Recording Date: May 8, 1944
Recording No.: 373093
Affects: The West half of the Southeast quarter of Section 4, Township 33 North, Range 4 East of the Willamette Meridian
Affects: Said premises, the exact location and extent of said easement is undisclosed of record
2. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Penn Timber Inc.
Purpose: Ingress, egress and utilities
Recording Date: September 10, 1979
Recording No.: 7909100056
Affects: Exact location and extent of easement is undisclosed of record
3. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Georgia Pacific
Purpose: Ingress and egress
Recording Date: June 19, 1989
Recording No.: 8906190004
Affects: Said premises, the exact location and extent of said easement is undisclosed of record
4. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Keith S. Johnson and Alison R. Johnson, husband and wife
Purpose: Ingress, egress and utilities
Recording Date: February 25, 1992
Recording No.: 9202250094
Affects: A 60-foot strip through said subdivision
5. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Cascade Natural Gas Corporation
Purpose: A natural gas pipeline or pipelines

EXHIBIT "B"

Exceptions
(continued)

Recording Date: March 17, 1994
 Recording No.: 9403170036
 Affects: A portion of the Northeast quarter of the Southeast quarter of the Southwest quarter as described therein

6. Easement, including the terms and conditions thereof, granted by instrument(s):

Recorded: July 2, 1991
 Recording No.: 9107020145
 In favor of: Keith S. Johnson and Alison R. Johnson, husband and wife
 For: Ingress, egress and utilities
 Affects: Said premises, the exact location and extent of said easement is undisclosed of record

NOTE: Said rights of ingress, egress, and utilities have been granted to numerous parties of said described property including, but not limited to, conveyances under Auditor's File Nos. 9107080018, 9107090057, 9109270026, 9109300049, and 9201140059, records of Skagit County, Washington.

7. Easement, including the terms and conditions thereof, granted by instrument:

Recorded: July 9, 1991
 Recording No.: 9107090056
 In favor of: Puget Sound Power and Light Company
 For: Electric transmission and/or distribution line, together with necessary appurtenances
 Affects: All streets and road right-of-ways as now or hereafter designed, platted, and/or constructed within the above described property, (when said streets and roads are dedicated to the public, this clause shall become null and void.)

8. Easement, including the terms and conditions thereof, granted by instrument:

Recorded: January 26, 1993
 Recording No.: 9301260091
 In favor of: Puget Sound Power and Light Company
 For: Electric transmission and/or distribution line, together with necessary appurtenances

Affects:

Easement No. 1: All streets and road right-of-ways as now or hereafter designed, platted, and/or constructed within the above described property. (When said streets and roads are dedicated to the public, this clause shall become null and void.)

Easement No. 2: A strip of land 10 feet in width across all lots, tracts, and spaces located

EXHIBIT "B"Exceptions
(continued)

within the above described property being parallel with and coincident with the boundaries of all private/public street and road right-of-ways.

9. Easement, including the terms and conditions thereof, granted by instrument:

Recorded: July 15, 1994
 Recording No.: 9407150026
 In favor of: The County of Skagit, State of Washington
 For: Storm water, drainage and pond maintenance
 Affects: A portion of the Northwest Quarter of the Southeast Quarter of Section 4, Township 33 North, Range 4 East of the Willamette Meridian

10. Easement, including the terms and conditions thereof, reserved by instrument(s):

Recorded: February 26, 1992
 Recording No.: 9202260069
 In favor of: Keith S. Johnson and Alison R. Johnson, husband and wife
 For: Undisclosed
 Affects: Said premises, the exact location and extent of said easement is undisclosed of record

11. Terms, conditions and restrictions of that Notice of Action:

Recorded: December 4, 1995
 Recording No.: 9512040066

12. Exceptions and reservations contained in Deed whereby the Grantor excepts and reserves all oils, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working mines, etc., provided that no rights shall be exercised until provision has been made for full payment of all damages sustained by reason of such entry;

Together With the right, upon paying reasonable compensation, to acquire rights of way for transporting and moving products from other lands, contained in Deed

From: English Lumber Co.
 Recorded: May 21, 1934
 Recording No.: 262330, records of Skagit County, Washington

As Follows:

Reserving, however, unto the grantor, its successors and assigns, all coal, minerals, mineral ores, and valuable deposits of oil and gas in said lands now known or hereafter discovered, with the right to prospect for, extract, and remove the same; provided, however, that the grantor, its successors or assigns, shall pay to the grantee, their heirs or assigns, any damage caused to the surface of said lands by the extraction or removal of any such coal, minerals, mineral ores, oil or gas and by the operations of prospecting for and mining the same.

EXHIBIT "B"Exceptions
(continued)

13. Terms and conditions of that Variance:
- Recorded: July 6, 1992
Recording No.: 9207060039
Variance No.: 92-021
14. Terms and conditions of that Variance:
- Recorded: June 15, 1995 and December 21, 1995
Recording No.: 9506150044
Recording No.: 9512210029
Variance No.: 93-009
15. 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 RIDGE COURT:
- Recording No: 9601190017
16. Covenants, conditions, and restrictions contained in declaration of restriction, but omitting any covenant, condition or restriction based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicap persons:
- Recorded: June 26, 1996
Recording No.: 9606260031
Executed By: Keith S. Johnson and Alison R. Johnson, husband and wife
17. Title Notification and the terms and conditions thereof:
- Recording Date: October 10, 1997
Recording No.: 9710100001
Regarding: Property adjacent to designated natural resource land
18. Low Flow Mitigation Summary and the terms and conditions thereof:
- Recording Date: March 17, 1998
Recording No.: 9803170150
Regarding: Aquifer recharge mitigation summary

EXHIBIT "B"Exceptions
(continued)

19. 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 Survey:

Recording No: 200406150153

20. 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."

21. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
22. City, county or local improvement district assessments, if any.