

When recorded return to:
Sam W. Saleh and Sheena R. Saleh
18720 Quail Drive
Mount Vernon, WA 98274

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2020-1137

Mar 27 2020

Amount Paid \$12811.00
Skagit County Treasurer
By Marissa Guerrero Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

CHICAGO TITLE
620041480

Escrow No.: 620041480

STATUTORY WARRANTY DEED

THE GRANTOR(S) Denise Bender, an unmarried person, as her 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 Sam W. Saleh and Sheena R. Saleh, husband and wife

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

Lot 10, "PLAT OF CASCADE RIDGE P.U.D.", as per plat recorded in Volume 14 of Plats, page
112 to 121, records of Skagit County, Washington,

Situate in the County of Skagit, State of Washington.

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

Tax Parcel Number(s): P83842 / 4530-000-010-0017

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: March 3, 2020

X Denise Bender
Denise Bender

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Denise Bender 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: 3/4/2020

Donna Lee Reed
Name: Donna Lee Reed
Notary Public in and for the State of Washington
Residing at: Marysville, wa
My appointment expires: 10/1/2023

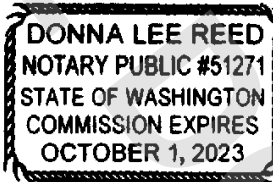


EXHIBIT "A"
Exceptions

1. Exceptions and reservations as contained in instrument;
Recorded: April 18, 1930
Auditor's No.: 232991, records of Skagit County, Washington
From: English Lumber Company
As Follows: Reserves to grantor all coal, minerals, mineral ores and valuable deposits of oil and gas

2. Easement, including the terms and conditions thereof, reserved by instrument;
Recorded: July 18, 1944
Auditor's No.: 373093, records of Skagit County, Washington
In favor of: J.M. Sherrill and Nina V. Sherrill, husband and wife
For: Proper and adequate right-of-way to other property owned by grantors

3. Easement and Agreement related to construction, maintenance and use of roadway;
By: Keith S. Johnson and Alison R. Johnson, husband and wife
And Between: Scott Paper Company
Recorded: June 19, 1989
Auditor's No.: 8906190004, records of Skagit County, Washington

4. 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 PUD:

Recording No: 9002220024

5. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: July 20, 1990
Auditor's No(s): 9007200086, records of Skagit County, Washington
In favor of: Puget Sound Power & Light Company
For: Electric transmission and/or distribution line, together with necessary appurtenances
Affects: A 7 foot portion of said premises adjacent to roadway

6. Easement, including the terms and conditions thereof, granted by instrument;
Recorded: March 21, 1991
Auditor's No.: 9103210055, records of Skagit County, Washington
In favor of: Cascade Natural Gas
For: Installation and maintenance of utilities, including gas lines
Affects: Rights-of-way within Cascade Ridge that have not been expressly dedicated or accepted as public roads

EXHIBIT "A"

**Exceptions
(continued)**

7. Requirements for reforestation under State of Washington Department of Natural Resources Forest Application No. FP1908912 as disclosed by instrument;
Recorded: March 7, 1988
Auditor's No.: 8803070013, records of Skagit County, Washington
8. Requirements for reforestation under State of Washington Department of Natural Resources Forest Application No. FP1908912 as disclosed by instrument;
Recorded: March 7, 1988
Auditor's No.: 8803070013, records of Skagit County, Washington
9. Covenants, conditions, and restrictions contained in declaration(s) of restriction, 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: April 6, 1990
Auditor's No(s).: 9004060014, records of Skagit County, Washington
Executed By: Keith S. Johnson and Alison R. Johnson, husband and wife; and Douglas A. Rowell

NOTE: This is a restatement of Declaration of Covenants, Conditions and Restrictions recorded February 15, 1990, under Auditor's File No. 9002150073, records of Skagit County, Washington. And Amendment recorded February 22, 1990, under Auditor's No. 9002220029, records of Skagit County, Washington
10. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);
Recorded: April 6, 1990
Auditor's No(s).: 9004060014, records of Skagit County, Washington
Imposed By: Cascade Ridge P.U.D. Homeowners Association
11. Final Order of Vacation:
Recorded: March 7, 1995
Auditor's No.: 9503070062, records of Skagit County, Washington
12. Resolution - Cascade Ridge

Recording Date: March 19, 1999
Recording No.: 9903190028
13. Easement for Roadways and Utilities and the terms and conditions thereof

Recording Date: August 26, 2009
Recording No.: 200908260069
14. Skagit County Conditional Agreement for Alternative Sewage System Installations

EXHIBIT "A"

Exceptions
(continued)

Recording Date: January 14, 1992
Recording No.: 9201140030

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

Granted to: Puget Sound Power & Light Company
Purpose: to construct, operate maintain, repair, replace and enlarge an underground electric transmission and/or distribution system
Recording Date: January 13, 1992
Recording No.: 9201130094
Affects: portion of said premises

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

Granted to: Puget Sound Power & Light Company
Purpose: to construct, operate maintain, repair, replace and enlarge an underground electric transmission and/or distribution system
Recording Date: December 31, 1996
Recording No.: 9612310206
Affects: Portion of said plat

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

Granted to: Public Utility District No. 1
Purpose: General Utilities
Recording Date: July 1, 1991
Recording No.: 9107010075 and recording no.: 9107010076
Affects: private roads

18. 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,

EXHIBIT "A"

Exceptions
(continued)

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."

19. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
20. City, county or local improvement district assessments, if any.
21. Assessments, if any, levied by Cascade Ridge PUD Homeowner's Association.