

**When recorded return to:**  
Lloyd Gregory Smith and Melissa Jane Smith  
902 W 2nd St  
Lampasas, TX 76550

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620042384

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 2020-1620

May 08 2020

Amount Paid \$3877.00

Skagit County Treasurer

By Marissa Guerrero Deputy

**CHICAGO TITLE CO.**

620042384

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Bradley J. Guilford and Linda G. Guilford, husband and wife

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration  
in hand paid, conveys, and warrants to Lloyd Gregory Smith and Melissa Jane Smith, a married couple

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

Lots 119 and 120, 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, State of Washington.

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

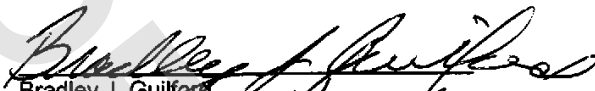

Tax Parcel Number(s): P63667/ 3871-000-119-0008, P63668/ 3871-000-120-0005

Subject to:

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

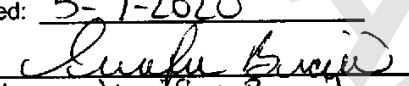
**STATUTORY WARRANTY DEED**  
(continued)

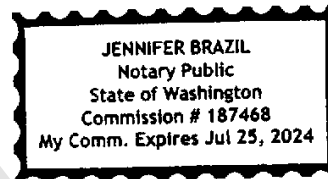
Dated: May 4, 2020

  
Bradley J. Guilford  
  
Linda G. Guilford

State of WASHINGTON  
County of Skagit

I certify that I know or have satisfactory evidence that Bradley J. Guilford and Linda G. Guilford 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: 5-7-2020  
  
Name: Jennifer Brazil  
Notary Public in and for the State of WA  
Residing at: Skagit County  
My appointment expires: 7-25-2024



**EXHIBIT "A"**  
Exceptions

1. Easement, including the terms and conditions thereof, granted by instrument;  
 Recorded: December 23, 1941  
 Auditor's No.: 347748, records of Skagit County, Washington  
 In favor of: Q.R. Bingham  
 For: Access  
 Affects: Said premises, the exact location and extent of said easement is undisclosed of record
  
2. Covenants, conditions, and restrictions contained in instrument, 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: May 28, 1942  
 Auditor's No.: 352577 and recording no.: 352578, records of Skagit County, Washington  
  
 Executed By: Bradsberry Timber Company  
 As Follows:  
  
 Reserving and excepting to the grantor and to its successors and assigns forever the truck logging roads across the said premises and all bridges originally constructed under the contract between the seller and A. Mc Spadden, said road being a strip of land 40 feet in width and being 20 feet on each side of the centerline of said truck logging road as now laid out and constructed on, over, and across the said premises.  
  
 Reserving and excepting also to the grantor and to its successors and assigns forever all other existing roads and bridges on or across the said premises or any part thereof.  
  
 Reserving and excepting also to the grantor and to its successors and assigns forever the right at any and all times thereafter to lay out, construct, and maintain on, over, and across the said premises and any and all parts thereof, all such other roads and bridges as the said grantor, its successors and assigns may at any time deem necessary or convenient, and the right in perpetuation to use the said roads and bridges for any and all purposes whatsoever without compensation or restriction.
  
3. Any charges and assessments nor or hereafter levied as provided for in, and for the purposes set forth in the Articles of Incorporation and By-Laws of the Cascade River Community Club, Inc., a non-profit and non-stock Washington corporation.
  
4. Easement, including the terms and conditions thereof, granted by instrument;  
 Recorded: February 14, 1956  
 Auditor's No.: 531605, records of Skagit County, Washington  
 For: Use of roads for hauling timber products  
 Affects: Said premises and other property

**EXHIBIT "A"****Exceptions  
(continued)**

5. 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 DIV. 1:
- Recording No: 639857
6. Terms and conditions of that dedication;  
Recorded: May 30, 1979  
Auditor's File No.: 7905300013, records of Skagit County, Washington  
Executed By: Cascade River Community Club
7. Terms and Conditions of that Dedication;  
Recorded: August 12, 1981  
Auditor's No(s): 8108120027, records of Skagit County, Washington  
Executed By: Cascade River Community Club
8. Terms and Conditions of that Dedication;  
Recorded: May 24, 1983  
Auditor's No(s): 8305240010, records of Skagit County, Washington  
Executed By: Cascade River Community Club
9. Terms and conditions of that Dedication;  
Recorded: April 17, 1997  
Auditor's No.: 9704170053, records of Skagit County, Washington  
Grantor: Cascade River Community Club
10. Notice of On-Site Sewage System Status, and the terms and conditions thereof;
- Recording Date: April 17, 1990  
Recording No.: 9004170030
11. 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 in the plat
12. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

**EXHIBIT "A"****Exceptions  
(continued)**

Granted to: City of Seattle, acting by and through Seattle City Light  
 Purpose: Private roadways and bridge  
 Recording Date: February 28, 2020  
 Recording No.: 202002280115

13. Any question that may arise due to shifting and changing in the course, boundaries or high water line of Cascade River.
14. Rights of the State of Washington in and to that portion, if any, of the Land which lies below the line of ordinary high water of Cascade River.
15. Any prohibition or limitation of use, occupancy or improvement of the Land resulting from the rights of the public or riparian owners to use any portion which is now or was formerly covered by water.
16. Paramount rights and easements in favor of the United States for commerce, navigation, fisheries and the production of power.
17. 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."
18. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
19. City, county or local improvement district assessments, if any.

**EXHIBIT "A"**  
Exceptions  
(continued)

20. Dues, charges and assessments, if any, levied by Cascade River Park Maintenance Company.