

After recording return to:
Timothy Scott Lusk
3800 130th St SE
Everett, WA 98208

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2020-2346

Jun 29 2020

Amount Paid \$963.40
Skagit County Treasurer
By Marissa Guerrero Deputy

CHICAGO TITLE
420043117

Reference: 40256281-807-LT4

STATUTORY WARRANTY DEED

THE GRANTOR(S) Wiliam David Lee and Jan M. Lee, as Trustees of The William David Lee and Jan M. Lee Living Trust, dated January 28,2014,

for and in consideration of Ten (\$10.00) Dollars and other good and valuable consideration

in hand paid, conveys and warrants to Timothy Scott Lusk and Amie Ruth Lusk, a married couple

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

Lot 62, 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.

Subject to: Those items specifically set forth on Exhibit "A" attached hereto.

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

Tax Parcel Number(s): P63611 / 3871-000-062-0005

Reference: Statutory Warranty Deed 40256281-807-LT4

Dated: June 22, 2020

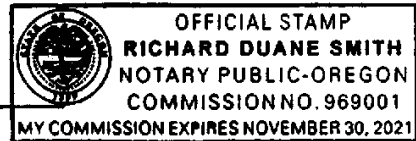
SELLERS:

The William David Lee and Jan M. Lee
Living Trust, dated January 28, 2014William David Lee, Trustee
William David Lee, TrusteeThe William David Lee and Jan M. Lee Living
Trust, dated January 28, 2014Jan M. Lee, Trustee
Jan M. Lee, TrusteeState of ~~Washington~~ Oregon

SS:

County of ClatsopOn this 24 day of June, 2020, before me personally appeared
William David Lee, Jan M. Lee to me known to
be the individual(s) described in and who executed the within and foregoing instrument, and
acknowledged that Lee David signed the same as Lee David free and voluntary act and
deed for the uses and purposes therein mentioned.

Given under my hand and official seal the day and year last above written.

Notary Public in and for the State of Oregon
Residing at 12 Hilltop Sch. Dr
My Appointment expires: 11-30-21
State of ~~Washington~~ Oregon

SS:

County of ClatsopOn this 24 day of June, 2020, before me personally appeared
Jan M. Lee, David Michael Lee to me
known to be the individual(s) described in and who executed the within and foregoing instrument, and
acknowledged that Jan M. Lee signed the same as Jan M. Lee free and voluntary act
and deed, and on oath stated that they was authorized to execute the instrument and
acknowledged it as the Trustees ofTrustees to be

the free and voluntary act of such party for the uses and purposes therein mentioned.

Given under my hand and official seal the day and year last above written.

Notary Public in and for the State of Oregon
Residing at 12 Hilltop Sch. Dr
My Appointment expires: 11-30-21

Reference: Statutory Warranty Deed 40256281-807-LT4

EXHIBIT A

Subject To:

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

Reference: Statutory Warranty Deed 40256281-807-LT4

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. 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
11. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
 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
12. Any question that may arise due to shifting and changing in the course, boundaries or high water line of Cascade River.
13. 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.

Reference: Statutory Warranty Deed 40256281-807-LT4

14. 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.
15. Paramount rights and easements in favor of the United States for commerce, navigation, fisheries and the production of power.
16. 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."