

**When recorded return to:**

Kane Assata and Catherine Assata  
1902 204th St SW  
Lynnwood, WA 98036

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 2020-3337

Aug 27 2020

Amount Paid \$293.00  
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

Escrow No.: 620043787

CHICAGO TITLE  
620043787

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Anthony C. Tu, a married person

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration  
in hand paid, conveys, and warrants to Kane Assata and Catherine Assata, a married couple

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

Lot 121, "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 the County of Skagit, State of Washington.

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

Tax Parcel Number(s): P63994 / 3873-000-121-0002

Subject to:

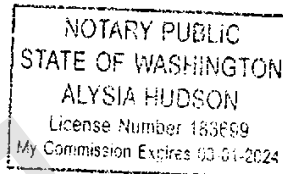
SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

**STATUTORY WARRANTY DEED**  
(continued)

Dated: August 24, 2020

  
\_\_\_\_\_  
Anthony C. Tu  
\_\_\_\_\_  
Helene TuState of WASHINGTON  
County of SKAGIT

This instrument was acknowledged before me on August 26, 2020 by

Anthony C. Tu and Helene Tu.  
\_\_\_\_\_  
Name: Alysia HudsonNotary Public in and for the State of Washington Residing at:Arlington  
My appointment expires: 03.01.2024

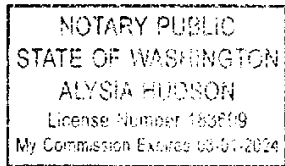
See  
Attached

**STATUTORY WARRANTY DEED**  
(continued)

Dated: August 24, 2020

Anthony C. TuHelene TuState of WASHINGTON  
County of SKAGIT

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

Dated: August 26, 2020

Alysia Hudson  
Name: Alysia Hudson  
Notary Public in and for the State of Washington  
Residing at: Arundton  
My appointment expires: 03.01.2024

**EXHIBIT "A"**  
Exceptions

1. 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

2. 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

3. 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

4. Unrecorded Right-of-Way Agreement, including the terms, covenants and provisions thereof, as disclosed by the following recorded instrument:

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

No determination has been made as to the current ownership or other matters affecting said right-of-way.

5. Agreement including the terms, covenants and provisions thereof;

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

6. 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,

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

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

7. 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

8. 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 No.: 8108120027

Recording No.: 8305240010

9. 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

10. 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

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

11. Liens and charges as set forth in the above mentioned declaration,  
Payable to: Cascade River Community Club, Inc.
12. 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.
13. 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: Ingress, egress and utilities  
Recording Date: February 28, 2020  
Recording No.: 202002280115
14. 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."
15. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
16. City, county or local improvement district assessments, if any.
17. Assessments, if any, levied by Cascade River Community Club.