

When recorded return to:
Mark D. Hagen and Sandra L Hagen
18616 Quail Drive
Mount Vernon, WA 98274

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 2020-3951
Sep 30 2020
Amount Paid \$34661.25
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.: 620044080

CHICAGO TITLE
620044080

STATUTORY WARRANTY DEED

THE GRANTOR(S) Janice D. Roxstrom and Kenneth K. Roxstrom, wife and husband
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Mark D. Hagen and Sandra L Hagen, a married couple

the following described real estate, situated in the County of Skagit, State of Washington:
Lot 13, CASCADE RIDGE P.U.D., according to the plat thereof, recorded in Volume 14 of Plats,
pages 112 through 121, records of Skagit County, Washington.

Situated in Skagit County, State of Washington.
Abbreviated Legal: (Required if full legal not inserted above.)

Tax Parcel Number(s): P83848 / 4530-000-013-0014

Subject to:
SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

STATUTORY WARRANTY DEED
(continued)

Dated: September 24, 2020

Janice D. Roxstrom
Janice D. Roxstrom
Kenneth K. Roxstrom
Kenneth K. Roxstrom

State of Washington
County of Skagit

I certify that I know or have satisfactory evidence that
Janice D. Roxstrom and Kenneth K. Roxstrom
is/are the person(s) who appeared before me, and said person(s) acknowledged that
(he/she/they) signed this instrument and acknowledged it to be (his/her/their) free and voluntary act
for the uses and purposes mentioned in this instrument.

Dated: 09.25.2020

NOTARY PUBLIC
STATE OF WASHINGTON
ALYSIA HUDSON
License Number 153699
My Commission Expires 03-01-2024

Alysi Hudson
Name: Alysi Hudson
Notary Public in and for the State of WA
Residing at: Arlington
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 Plat of Cascade Ridge P.U.D.:

Recording No: 9002220024
2. Reservations of oil, coal, gas and minerals and/or mineral rights of any nature, and right of entry to explore same, contained in the deed

Grantor: English Lumber Company
Recording Date: September 5, 1934
Recording No.: 264464

Note: No determination has been made regarding the current ownership of said reserved rights.
3. 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: July 18, 1944
Recording No.: 373093
Affects: as described in said instrument
4. Requirements for reforestation under State of Washington Department of Natural Resources Forest Application No. FP1908912 as disclosed by instrument;

Recorded: March 7, 1988
Recording No.: 8803070013, records of Skagit County, Washington
5. 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 and Scott Paper Company
Recording Date: June 19, 1989
Recording No.: 8906190004
Affects: as described in said instrument
6. Agreement not to protest formation of Road Improvement District for a term of 10 years as provided for in instrument:

Recorded: February 20, 1990
Recording No.: 9002200005, records of Skagit County, Washington
7. 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: electric transmission
Recording Date: July 20, 1990
Recording No.: 9007200086
Affects: 7 foot portion of said premises adjacent to roadway known as Quail Drive
8. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

EXHIBIT "A"
Exceptions
(continued)

Granted to: Cascade Natural Gas
Purpose: installation and maintenance of utilities, including gas line
Recording Date: March 21, 1991
Recording No.: 9103210055
Affects: rights-of-way within Cascade Ridge that have not been expressly dedicated or accepted as public roads

9. 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
Recording No.: 9107010076
Affects: private roads

10. Restatement of 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: April 6, 2000
Recording No.: 9004060014

Note: This is a restatement of Declaration of Covenants, Conditions and Restrictions recorded under recording no. 9002150073, records of Skagit County, Washington.

Modification(s) of said covenants, conditions and restrictions

Recording Date: February 22, 1990
Recording No.: 9002220029

11. Any unpaid assessments or charges and liability to further assessments or charges, for which a lien may have arisen (or may arise), as provided for under Washington law and in instrument set forth below:

Imposed by: Cascade Ridge P.U.D. Homeowners' Association
Recording Date: April 6, 1990
Recording No.: 9004060014

12. Final Order of Vacation and the terms and conditions thereof: :

Recorded: March 7, 1995
Auditor's No.: 9503070062

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

Granted to: Puget Sound Power & Light Company and Cascade Natural Gas
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

14. Plat Lot of Record Certification and the terms and conditions thereof:

Recording Date: September 12, 2006
Recording No.: 200609120137

15. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions,

EXHIBIT "A"
Exceptions
(continued)

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: 200705300081

16. Easement for Roadway and Utilities and the terms and conditions thereof:

Purpose: Ingress, egress and utilities
Recording Date: August 26, 2009
Recording No.: 200908260069

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.
20. Assessments, if any, levied by Cascade Ridge P.U.D. Homeowner's Association.