

**When recorded return to:**  
James David Zegel  
PO Box 334  
Marblemount, WA 98267

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 2020-4663

Nov 04 2020

Amount Paid \$2405.00  
Skagit County Treasurer  
By Bridget Ibarra Deputy

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620044862

**CHICAGO TITLE**  
620044862

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Denise K. McEldowney and Mark A. McEldowney, a married couple  
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration  
in hand paid, conveys, and warrants to James David Zegel, an unmarried person

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

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

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

LTS 238-239, CASCADE RIVER PARK NO. 1

Tax Parcel Number(s): P63791 / 3871-000-238-0004, P63792 / 3871-000-239-0003

Subject to:

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

**STATUTORY WARRANTY DEED**  
(continued)

Dated: November 2, 2020

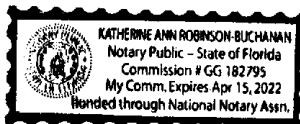
Denise K. McEldowney  
Denise K. McEldowney  
Mark A. McEldowney  
Mark A. McEldowney

Florida  
State of ~~WASHINGTON~~ FL  
County of ~~SKAGIT~~ Santa Rosa

I certify that I know or have satisfactory evidence that Denise K. McEldowney and Mark A. McEldowney 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: 11/3/2020

Katherine Ann Robinson Buchanan  
Name: Katherine Ann Robinson Buchanan  
Notary Public in and for the State of Florida  
Residing at: 1111 Santa Rosa  
My appointment expires: 11/15/22



**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P63791 / 3871-000-238-0004 and P63792 / 3871-000-239-0003**

LOTS 238 AND 239, CASCADE RIVER PARK NO. 1, AS PER PLAT RECORDED IN VOLUME 8 OF PLATS, PAGES 55 THROUGH 59, INCLUSIVE, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

**EXHIBIT "B"****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. 1, recorded in Volume 8 of Plats, Pages 55 through 59:

Recording No: 639857

2. 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 Date: October 19, 1973  
Recording No.: 792344, records of Skagit County, Washington

**Affects:** Lot 238

Recording Date: July 1, 1965  
Recording No.: 668352, records of Skagit County, Washington

**Affects:** Lot 239

3. 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 River Community Club, Inc.  
Recording Date: July 1, 1965  
Recording No.: 668352, records of Skagit County, Washington  
Recording Date: October 19, 1973  
Recording No.: 792344, records of Skagit County, Washington

4. Reservations contained in Deed:

Recorded: May 28, 1942  
Auditor's File No.: 352577, records of Skagit County, Washington  
Auditor's File No.: 352578, records of Skagit County, Washington

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. McSpadden of the centerline of the said truck logging road

**EXHIBIT "B"****Exceptions  
(continued)**

as now laid out and constructed on, over, and 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 time deem roads and bridges for any and all purposes whatsoever without compensation or restriction.

5. 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."

6. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
7. City, county or local improvement district assessments, if any.