

When recorded return to:
Laura Emnott and Ken Adams
63599 Marblemount Way
Marblemount, WA 98267

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

CHICAGO TITLE
620045275

Escrow No.: 620045275

STATUTORY WARRANTY DEED

THE GRANTOR(S) Paul R. Brass and Susan Brass, 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 Laura Emnott and Ken Adams, a married couple

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

LOT 22, CASCADE RIVER PARK NO. 2, ACCORDING TO THE PLAT RECORDED IN VOLUME
9 OF PLATS, PAGES 20 AND 21, 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): P63822 / 3872-000-022-0003

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2020-5194

Dec 07 2020

Amount Paid \$3525.00
Skagit County Treasurer
By Bridget Ibarra Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: December 2, 2020

Paul R. BrassSusan BrassState of WASHINGTON
County of ~~SKAGIT~~

WHATCOM (RM)

I certify that I know or have satisfactory evidence that Paul R. Brass and Susan Brass 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: December 2ND 2020.

Name: Robert Russell Kihm
Notary Public in and for the State of WASHINGTON
Residing at: Bellingham
My appointment expires: 8/31/23

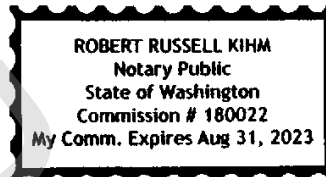


EXHIBIT "A"**Exceptions**

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

Purpose: Road purposes
 Recording Date: January 13, 1965
 Recording No.: 660830

Recording Date: January 14, 1965
 Recording No.: 660901
2. Unrecorded right of way agreement as disclosed by document including the terms, covenants and provisions thereof

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

and assignment under Recording No. 479844
3. Right of Way Agreement including the terms, covenants and provisions thereof

Recording Date: July 26, 1954
 Recording No.: 504382
4. 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. 2:

Recording No: 682848
5. 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: June 1, 1973
 Recording No.: 785855
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: April 17, 1997
Recording No.: 9704170053

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

 Granted to: Verizon Northwest Inc.
 Purpose: Telephone facilities
 Recording Date: June 14, 2004
 Recording No.: 200406140060
8. 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: Utilities
 Recording Date: February 28, 2020
 Recording No.: 202002280115
9. Any question that may arise due to shifting and changing in the course, boundaries or high water line of Cascade River.
10. 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.
11. 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.
12. Paramount rights and easements in favor of the United States for commerce, navigation, fisheries and the production of power.
13. 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

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

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."

14. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
15. City, county or local improvement district assessments, if any.
16. Assessments, if any, levied by Cascade River Community Club.