

**When recorded return to:**  
Lesley Keyes and Scott Pruner  
40037 Amberley Circle  
Temecula, CA 92591

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 2021-653

Feb 16 2021

Amount Paid \$453.00  
Skagit County Treasurer  
By Chelsea Stalcup Deputy

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620046418

**CHICAGO TITLE**  
620046418

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Jonathan Davis, a married man, and Kathy Davis, his spouse  
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration  
in hand paid, conveys, and warrants to Lesley Keyes and Scott Pruner, a married couple

the following described real estate, situated in the County of Skagit, State of Washington:  
Lot 29, Cascade River Park Div. No. 3, according to the plat thereof recorded in volume 9 of plats,  
page(s) 22-24, 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): P63902 /  
3873-000-029-0005

Subject to:

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

## STATUTORY WARRANTY DEED

(continued)

Dated: February 11, 2021



Jonathan Davis



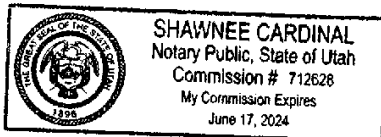
Kathy Davis


State of UtahCounty of Washington

I certify that I know or have satisfactory evidence that

Jonathan Davis, Kathy Davis

is/are the person(s) who appeared before me, and said person(s) acknowledged that  
(he/she/they) signed this of instrument and acknowledged it to be (his/her/their) free and voluntary act  
for the uses and purposes mentioned in this instrument.

Dated: 02/12/2021

  
Name: Shawnee Cardinal  
Notary Public in and for the State of Utah  
Residing at: Utah  
My appointment expires: 06/17/2024

**EXHIBIT "A"**  
**Exceptions**

1. Unrecorded Right-of-Way Agreement, including the terms, covenants and provisions thereof, as disclosed by,  
  
Recording Date: September 15, 1952  
Recording No.: 479844
2. Agreement including the terms, covenants and provisions thereof;  
  
Executed by: Bradsberry Timber Co, et al  
Recording Date: July 26, 1954  
Recording No.: 504382
3. 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
4. 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
5. 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
6. 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

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

permitted by applicable law, as set forth in the document

Recording Date: February 17, 1967  
Recording No.: 694958

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. Liens and charges as set forth in the above mentioned declaration,

Payable to: Cascade River Community Club, Inc.

11. Any unrecorded leaseholds, right of vendors and holders of security interests on personal property installed upon the Land and rights of tenants to remove trade fixtures at the expiration of the terms.

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.

**EXHIBIT "A"**

**Exceptions  
(continued)**

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 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. General and special taxes and charges, payable February 15, delinquent if first half unpaid on May 1, second half delinquent if unpaid on November 1 of the tax year (amounts do not include interest and penalties):

Year:	2021	
Tax Account No.:	P63902 /	3873-000-029-0005
Levy Code:	3415	
Assessed Value-Land:	\$31,800.00	
Assessed Value-Improvements:	\$0.00	

**General and Special Taxes:**

Billed:	\$308.98
Paid:	\$0.00
Unpaid:	\$308.98

15. City, county or local improvement district assessments, if any.
16. Assessments, if any, levied by Cascade River Community Club.