

**When recorded return to:**  
Cory O'Neill and Meghan O'Neill  
953 Garfield Ave  
Blaine, WA 98230

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
Affidavit No. 2021-708  
Feb 18 2021  
Amount Paid \$325.00  
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.: 620046171

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Cascade River Community Club

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration  
in hand paid, conveys, and warrants to Cory O'Neill and Meghan O'Neill, a married couple

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.)

*Lots 209 and 210,*  
~~LT 210~~, Cascade River Park No. 1

Tax Parcel Number(s): P63763 / 3871-000-210-0006, P63762 / 3871-000-209-0009

Subject to:

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

**STATUTORY WARRANTY DEED**

(continued)

Dated: 02.18.2021

Cascade River Community Club

BY: *Aimee Sissom*Aimee Sissom  
Authorized SignerState of WASHINGTON  
County of SKAGIT*Sissom*  
*aka: Cilegre Sissom aka 02.18.2021*

I certify that I know or have satisfactory evidence that Aimee Sissom is the person who appeared before me, and said person acknowledged that he/she signed this instrument, on oath stated that he/she was authorized to execute the instrument and acknowledged it as Authorized Signer of Cascade River Community Club to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 02.18.2021Name: *Alysia Hudson*Notary Public in and for the State of WAResiding at: *Arlington*My appointment expires *03.01.2024*

<p>NOTARY PUBLIC STATE OF WASHINGTON ALYSIA HUDSON License Number 183699 My Commission Expires 03-01-2024</p>
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**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P63763 / 3871-000-210-0006 and P63762 / 3871-000-209-0009**

LOTS 209 and 210, CASCADE RIVER PARK, DIV. NO. 1, AS PER PLAT RECORDED IN VOLUME 8 OF PLATS, PAGES 55 THROUGH 59, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

## EXHIBIT "B"

### Exceptions

1. Easement, including the terms and conditions thereof, granted by instrument;  
 Recorded: December 23, 1941  
 Auditor's No.: 347748, records of Skagit County, Washington  
 In favor of: Q.R. Bingham  
 For: Access  
 Affects: Said premises, the exact location and extent of said easement is undisclosed of record
  
2. Covenants, conditions, and restrictions contained in instrument, but omitting any covenant, condition or restriction based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicap persons;  
 Recorded: May 28, 1942  
 Auditor's No.: 352577 and 352578, records of Skagit County, Washington  
 Executed By: Bradsberry Timber Company  
 As Follows:  
  
 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. Mc Spadden, said road being a strip of land 40 feet in width and being 20 feet on each side of the centerline of said truck logging road as now laid out and constructed on, over, and across the said premises.  
  
 Reserving and excepting also to the grantor and to its successors and assigns forever all other existing roads and bridges on or 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 any time deem necessary or convenient, and the right in perpetuation to use the said roads and bridges for any and all purposes whatsoever without compensation or restriction.
  
3. Easement, including the terms and conditions thereof, granted by instrument;  
 Recorded: February 14, 1956  
 Auditor's No.: 531605, records of Skagit County, Washington  
 For: Use of roads for hauling timber products  
 Affects: Said premises and other property
  
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 Plat of

**EXHIBIT "B"**

**Exceptions  
(continued)**

Cascade River Park No. 1:

Recording No: 639857

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

Purpose: ingress, egress, drainage and utilities  
Recording Date: April 21, 1965  
Recording No.: 665207  
Affects: the land herein and other land

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

Purpose: ingress, egress and utilities  
Recording Date: April 27, 1970  
Recording No.: 738440  
Affects: the land herein and other land

7. 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: September 7, 1966  
Recording No.: 801074  
Instrument: Real Estate Contract

8. Provision contained in Dedication and the terms and conditions thereof:

Recording Date: May 30, 1979  
Recording No.: 7905300013

It is further dedicated and decreed that in conveying any lot ownerd other than by Cascade River Community Club, a nonprofit corpration, shall include in addition to the descrtiption of the lot or lots, the words "Together with an undivided interest in all property owned of record in the name of Cascade River Community Club, a nonprofit corporation."

9. Terms and Conditions of that Dedication;

Recorded: August 12, 1981  
Auditor's No(s).: 8108120027, records of Skagit County, Washington  
Executed By: Cascade River Community Club

**EXHIBIT "B"**

**Exceptions  
(continued)**

10. Terms and Conditions of that Dedication;  
Recorded: May 24, 1983  
Auditor's No(s): 8305240010, records of Skagit County, Washington  
Executed By: Cascade River Community Club
11. 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  
Purpose: Telephone facilities  
Recording Date: June 14, 2004  
Recording No.: 200406140060  
Affects: Roadways in the plat
12. Any charges and assessments nor or hereafter levied as provided for in, and for the purposes set forth in the Articles of Incorporation and By-Laws of the Cascade River Community Club, Inc., a non-profit and non-stock Washington corporation.
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: Private roadways and bridge  
Recording Date: February 28, 2020  
Recording No.: 202002280115
14. City, county or local improvement district assessments, if any.
15. Assessments, if any, levied by Cascade River Community Inc.
16. 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.

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

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."