

When recorded return to:

Mario Rock
9510 SW 188th Street
Vashon, WA 98070

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2021-1658

Apr 19 2021

Amount Paid \$101.00
Skagit County Treasurer
By Heather Beauvais Deputy

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620047182

CHICAGO TITLE
620047182

STATUTORY WARRANTY DEED

THE GRANTOR(S) Cascade River Community Club Inc.

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Mario Rock, an unmarried person and Roshni Chandrasekaran, an unmarried person

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

LOT 48, CASCADE RIVER PARK NO. 2, AS PER PLAT RECORDED IN VOLUME 9 OF PLATS,
PAGE 20, 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): P63848 / 3872-000-045-0003

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: April 14, 2021

Cascade River Community Club Inc.

BY: 

Aimee Sissom aka Alegre Sissom

State of WashingtonCounty of SkagitI certify that I know or have satisfactory evidence that Aimee Sissom aka Alegre Sissom

are the person(s) who appeared before me, and said person acknowledged that (he/~~she~~/they) signed this instrument, on oath stated that (he/~~she~~/they) was authorized to execute the instrument and acknowledged it as the Authorized Signer of Cascade River Community Club Inc. to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

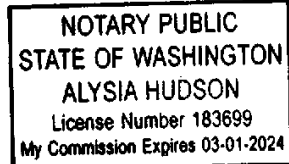
Dated: April 14, 2021Name: Alysia HudsonNotary Public in and for the State of WAResiding at: AringtonMy appointment expires: 03.01.2024

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 Cascade River Park No. 2:

Recording No.: 682848

2. Easement(s) for the purpose(s) shown below and rights incidental thereto,

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

Recording Date: January 14, 1965
Recording No.: 660901

3. Unrecorded right of way agreement and assignment of said Agreement, as disclosed by document including the terms, covenants and provisions thereof

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

4. Right of Way Agreement including the terms, covenants and provisions thereof

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

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: April 17, 1997
Recording No.: 9704170053

6. 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

EXHIBIT "A"Exceptions
(continued)

Recording Date: June 14, 2004
Recording No.: 200406140060

7. 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: Access and utility
Recording Date: February 28, 2020
Recording No.: 202002280115

8. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
9. City, county or local improvement district assessments, if any.
10. Assessments, if any, levied by Cascade River Community Club.
11. 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."