

When recorded return to:
Justin Taylor and Sheryl Taylor
3421 189th PI SE
Bothell, WA 98012

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2021-2831

Jun 23 2021

Amount Paid \$373.00

Skagit County Treasurer

By Marissa Guerrero Deputy

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620048041

CHICAGO TITLE
020048041

STATUTORY WARRANTY DEED

THE GRANTOR(S) Richard E. Rohweder and Julie Rohweder, 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 Justin Taylor and Sheryl Taylor, a married couple

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

Lot 192, Cascade River Park No. 1, as per Plat recorded in Volume 8 of Plats, pages 54 through
58, 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): P63745 / 3871-000-192-0008

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: June 15, 2021

Richard E. Rohweder
Richard E. Rohweder

Julie H. Rohweder
Julie Rohweder

State of Washington
County of Skagit

I certify that I know or have satisfactory evidence that

Richard E. Rohweder and Julie Rohweder
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: June 18, 2021

Jennifer Brazil
Name: Jennifer Brazil
Notary Public in and for the State of WA
Residing at: Skagit County
My appointment expires: 7-25-2024

EXHIBIT "A"

Exceptions

1. Provision contained in Deed through which title is claimed by First Deed out from Cascade River Development Company.
2. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, 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 DIV. 1:

Recording No: 639857

3. 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(s)

Recording Date: May 28, 1942
 Recording No.: 352577
 Recording No.: 352578
 Executed By: Bradsberry Timber Company

4. Easement, including the terms and conditions thereof, granted by instrument;

Recording Date: December 23, 1941
 Recording No.: 347748
 In favor of: Q.R. Bingham
 For: Access
 Affects: Said premises, the exact location and extent of said easement is undisclosed of record

5. Easement, including the terms and conditions thereof, granted by instrument;

Recording Date: February 14, 1956
 Recording No.: 531605
 For: Use of roads for hauling timber products
 Affects: Said premises and other property

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

Granted to: Cascade River Development

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

Purpose: Ingress, egress, drainage and utilities
 Recording Date: April 22, 1965
 Recording No.: 665207
 Affects: Portion of said premises and other property

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

Granted to: Cascade River Development
 Purpose: Ingress, egress, drainage and utilities
 Recording Date: April 29, 1970
 Recording No.: 738440
 Affects: Portion of said premises and other property

8. Provisions contained in the articles of incorporation and bylaws of Cascade River Community Club, Inc., including any liability to assessment lien.

9. Terms and conditions of that dedication;

Recording Date: May 30, 1979
 Recording No.: 7905300013
 Executed By: Cascade River Community Club

10. Terms and Conditions of that Dedication;

Recording Date: August 12, 1981
 Recording No.: 8108120027
 Executed By: Cascade River Community Club

11. Terms and Conditions of that Dedication;

Recording Date: May 24, 1983
 Recording No.: 8305240010
 Executed By: Cascade River Community Club

12. Terms and conditions of that Dedication;

Recording Date: April 17, 1997
 Recording No.: 9704170053
 Grantor: Cascade River Community Club

13. 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

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

the extent that said covenant or restriction is permitted by applicable law, as set forth on Survey:

Recording No: 201405230129

14. 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 Survey:

Recording No: 201708010059

15. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
16. 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.: P63745 / 3871-000-192-0008
Levy Code: 3415
Assessed Value-Land: \$7,500.00
Assessed Value-Improvements: \$0.00

General and Special Taxes:

Billed: \$102.25
Paid: \$51.15
Unpaid: \$51.10

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



Form 22P
Skagit Right-to-Manage Disclosure
Rev. 10/14
Page 1 of 1

**SKAGIT COUNTY
RIGHT-TO-MANAGE
NATURAL RESOURCE LANDS DISCLOSURE**

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Northwest Multiple Listing Service
ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated May 31, 2021
between Justin and Sheryl Taylor ("Buyer")
and Richard Rohweder ("Seller")
concerning 64039 E Cascade Rd Marblemount WA 98267 (the "Property")
Address City State Zip

Buyer is aware that 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.

Seller and Buyer authorize and direct the Closing Agent to record this Disclosure with the County Auditor's office in conjunction with the deed conveying the Property.

Authentisign
Justin Taylor 06/01/2021
Buyer 10:05:31 AM PDT Date

Authentisign
Richard Rohweder 05/12/2021
Seller 9:49:32 AM PDT Date

Authentisign
Sheryl Taylor 06/01/2021
Buyer 10:01:54 AM PDT Date

Seller Date