

**When recorded return to:**  
Michael J. Ross and Lacey L. Ross  
2506 200th Street NE  
Arlington, WA 98223

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
Affidavit No. 2021-3472  
Jul 29 2021  
Amount Paid \$885.00  
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.: 620048480

**CHICAGO TITLE**  
620048480

### **STATUTORY WARRANTY DEED**

THE GRANTOR(S) Robert Pascoe and Bobbie Pascoe, 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 Michael J. Ross and Lacey L. Ross, a married couple

the following described real estate, situated in the County of Skagit, State of Washington:  
LOTS 135 AND 136, "CASCADE RIVER PARK DIV. NO. 3", AS PER PLAT RECORDED IN  
VOLUME 9 OF PLATS, PAGES 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): P64008 / 3873-000-135-0006, P64009 / 3873-000-136-0005

Subject to:

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

**STATUTORY WARRANTY DEED**  
(continued)

Dated: July 27, 2021

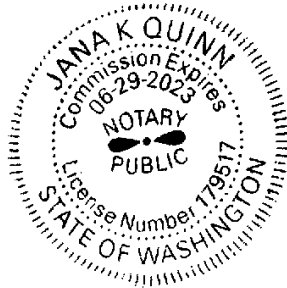
[Signature]  
Robert Pascoe  
[Signature]  
Bobbie Pascoe  
Bobbie Pascoe

State of Washington  
County of Skagit

I certify that I know or have satisfactory evidence that  
Robert Pascoe and Bobbie Pascoe  
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: July 18 2021

[Signature]  
Name: Jana K Quinn  
Notary Public in and for the State of Washington  
Residing at: Arlington  
My appointment expires: 06/29/2023



**EXHIBIT "A"**  
Exceptions

1. Unrecorded Right-of-Way Agreement, including the terms, covenants and provisions thereof;

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 the Plat of Cascade River Park No. 3:

Recording No: 684135

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, 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

**EXHIBIT "A"**

Exceptions  
(continued)

Recording Date: March 17, 1975  
Recording No.: 814706

Affects: Lot 135

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. Any unpaid assessments or charges and liability to further assessments or charges, for which a lien may have arisen (or may arise), all as provided for in first Deed out from Cascade River Community Club, Inc.

10. 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: The perpetual right, privilege, and authority to install, inspect and maintain upon or under above described lands telephone lines consisting of cable, wires conduits, markers and other appurtenances  
Recording Date: June 14, 2004  
Recording No.: 200406140060  
Affects: Portion of said premises

11. 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: a non-exclusive easement for ingress, egress and utilities

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

Recording Date: February 28, 2020  
Recording No.: 202002280115  
Affects: Portion of said premises

12. 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."

13. City, county or local improvement district assessments, if any.