

When recorded return to:

Katie Jo Kendall and Catherine Lynn Cole
3848 35th Avenue SW
Seattle, WA 98126

**SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX**

Affidavit No. 2021-3890

Aug 23 2021

Amount Paid \$3205.00

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.: 620048073

CHICAGO TITLE CO.

620048073

STATUTORY WARRANTY DEED

THE GRANTOR(S) Ronald W. Merchant and Judith K. Merchant, 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 Katie Jo Kendall and Catherine Lynn Cole, 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.)

LTS 17 & 18, CASCADE RIVER PARK NO. 2

Tax Parcel Number(s): P63817 / 3872-000-017-0000, P63818 / 3872-000-018-0009


Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: July 22, 2021



Ronald W. Merchant

Judith K. Merchant

State of Washington
County of Skagit

I certify that I know or have satisfactory evidence that
Ronald W. Merchant and Judith K. Merchant
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.

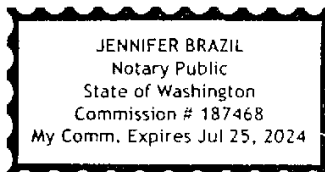
Dated: August 12, 2021
Name: Jennifer BrazilNotary Public in and for the State of WAResiding at: Skagit CountyMy appointment expires: 7-25-2024

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P63817 / 3872-000-017-0000 and P63818 / 3872-000-018-0009

LOTS 17 AND 18, CASCADE RIVER PARK NO. 2, ACCORDING TO THE PLAT THEREOF,
RECORDED IN VOLUME 9 OF PLATS, PAGE(S) 20 AND 21, RECORDS OF SKAGIT COUNTY,
WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"

Exceptions

1. Unrecorded right of way agreement dated September 24, 1945, made between Bradsberry Timber Co., a corporation, and Bellingham Plywood Corporation, a corporation, as disclosed by that certain instrument recorded September 15, 1952, under Recording No. 479844.

All rights acquired by the said Bellingham Plywood Corporation, assigned to Eclipse Lumber Company, Inc., a Washington corporation, under assignment dated July 15, 1948 and recorded under Recording No. 479844.

2. Right of Entry Agreement and the terms and conditions thereof:

Executed by: Bradsberry Timber Co., a corporation and John S. Pankratz
 Recording Date: July 26, 1954
 Recording No.: 504382

3. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

In favor of: State of Washington and Georgia-Pacific Corporation
 Purpose: Road purposes
 Recording Date: January 13, 1965 and January 14, 1965
 Recording No.: 660830
 Recording No.: 660901
 Affects: A strip of land 60 feet in width, 30 feet of such width on each side of the centerline of existing roadways over said premises and other property. The exact location of which is undeterminable of record

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 the Plat of Cascade River Park No. 2:

Recording No: 682848

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: May 23, 1974
 Recording No.: 801273

EXHIBIT "B"Exceptions
(continued)

6. Dedication contained in deed and the terms and conditions thereof:
- Recording Date: May 26, 1979, August 12, 1981 and May 24, 1983
Recording No: 7905300013
Recording No: 8108120027
Recording No: 8305240010
7. Title Notification - Special Flood Hazard Area and the terms and conditions thereof:
- Recording Date: March 16, 2007
Recording No.: 200703160050
8. Protected Critical Area Site Plan and the terms and conditions thereof:
- Recording Date: August 21, 2007
Recording No.: 200708210004
9. 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.
10. 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."

EXHIBIT "B"

Exceptions
(continued)

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