

When recorded return to:

Julia A. Hammond
15014 73rd Ave W
Edmonds, WA 98026

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620049314

CHICAGO TITLE
020049314

STATUTORY WARRANTY DEED

THE GRANTOR(S) Gary Young, Sr., who also appears of record as Gary J Young, and Rebecca Young, who also appears of record as Rebecca J Young, 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 Julia A. Hammond, an unmarried person

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

LOTS 220 AND 233, "CASCADE RIVER PARK NO. 1", AS PER PLAT RECORDED IN VOLUME 8 OF PLATS, PAGES 55 THROUGH 59, INCLUSIVE, RECORDS OF SKAGIT COUNTY, WASHINGTON, INCLUDING A 1984 56X12 FLEETWOOD MOBILE HOME, VIN ORFL1AEO44802738, TITLE OF WHICH HAS NOT BEEN ELIMINATED.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

Abbreviated Legal: (Required if full legal not inserted above.)

Tax Parcel Number(s): P63786 / 3871-000-233-0009, P63773 / 3871-000-220-0004

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2021-5106

Nov 05 2021

Amount Paid \$2549.00

Skagit County Treasurer

By Lena Thompson Deputy

STATUTORY WARRANTY DEED
(continued)

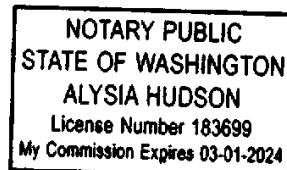
Dated: October 29, 2021

Gary Young Sr
Gary Young, Sr
Rebecca Young
Rebecca Young

State of Washington
County of Skagit

I certify that I know or have satisfactory evidence that Gary Young Sr and Rebecca Young
is/are the person(s) who appeared before me, and said person(s) acknowledged that
(he/she/they) signed this instrument and acknowledged it to be (his/her/their) free and voluntary act
for the uses and purposes mentioned in this instrument.

Dated: November 01 2021



Alysia Hudson
Name: Alysia Hudson
Notary Public in and for the State of WA
Residing at: Arlington
My appointment expires: 03 01 2024

EXHIBIT "A"

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
 Recording No.: 352577
 Recording No.: 352578
 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 and statements, if any, but omitting any covenants or

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

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

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: July 22, 1969

Recording No.: 729014

Affects: Lot 233

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

Recording Date: January 30, 1970

Recording No.: 735468

Affects: Lot 220

7. Terms and conditions of that dedication;

Recorded: May 30, 1979

Auditor's No.: 7905300013, records of Skagit County, Washington

Executed By: Cascade River Community Club

8. 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

9. Terms and Conditions of that Dedication;

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

Recorded: May 24, 1983
 Auditor's No(s): 8305240010, records of Skagit County, Washington
 Executed By: Cascade River Community Club

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: Telephone facilities
 Recording Date: June 14, 2004
 Recording No.: 200406140060
 Affects: Roadways in the plat

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: Private roadways and bridge
 Recording Date: February 28, 2020
 Recording No.: 202002280115

12. Any unpaid assessments or charges and liability to further assessments or charges, for which a lien may have arisen (or may arise), as provided for under Washington law and in instrument set forth below:

Imposed by: Cascade River Community Club, Inc.

13. 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 "A"

Exceptions
(continued)

14. City, county or local improvement district assessments, if any.
15. Dues, Charges and/or Assessments, if any, levied by Cascade River Community Inc.