

When recorded return to:

Gregory Jason Grinaker and Cory Allison Grinaker
18927 Cascade Ridge Court
Mount Vernon, WA 98274

STATUTORY WARRANTY DEED

THE GRANTOR(S) Richard S. Schofield and Sharon A. Schofield, husband and wife, 3924 Westpark Court Northwest, Olympia, WA 98502,

for and in consideration of **ten dollars and other valuable consideration**

in hand paid, conveys, and warrants to Gregory Jason Grinaker and Cory Allison Grinaker, a married couple

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

FOR PROPERTY DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART
HEREOF.

Abbreviated legal description: Property 1:
CASCADE RIDGE COURT, LOT 12 & PTN of LOT 11

This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey as described in Exhibit "B" attached hereto

Tax Parcel Number(s): 1108105

Dated: 3/24/22

Richard S. Schofield
Richard S. Schofield

Sharon A. Schofield
Sharon A. Schofield

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20221281

Mar 31 2022

Amount Paid \$16193.00

Skagit County Treasurer

By Lena Thompson Deputy

Statutory Warranty Deed
LPB 10-05

Order No.: 22-14477-TJ

Page 1 of 6

STATE OF WASHINGTON
COUNTY OF SKAGIT

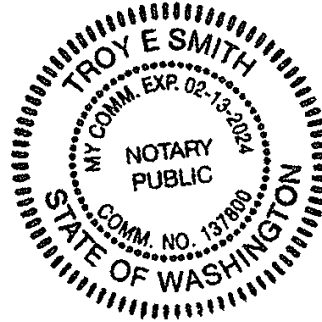
Thurston

This record was acknowledged before me on 24 day of March, 2022 by Richard S. Schofield and Sharon A. Schofield.


Signature

Notary Public
Title

My appointment expires: *02/13/2024*



Statutory Warranty Deed
LPB 10-05

Order No.: 22-14477-TJ

Page 2 of 6

EXHIBIT A
LEGAL DESCRIPTION

Property Address: 18927 Cascade Ridge Court, Mount Vernon, WA 98274

Tax Parcel Number(s): P108105

Property Description:

Cascade Ridge Court, Lot 12, Acres 2.52, as recorded in Volume 16 of Plats at Pages 87-89, under AF#[9601190017] records of Skagit County, Washington,

Except that portion thereof legally described as:

Commencing at the Northwest Corner of said Lot 12;

thence South 66 ° 51' 01" East along the North line of lot 12, a distance of 20.79 feet to the point of beginning of this description;

thence South 53 ° 11' 31" East, a distance of 82.63 feet;

thence North 69 ° 22' 19" East, a distance of 28.20 feet to the North line of said lot 12;

thence North 66 ° 51' 01" West along the North line of lot 12, a distance of 100.65 feet to the point of beginning of this description.

TOGETHER WITH that portion of Lot 11 of The Plat of Cascade Ridge Court as recorded in Volume 16 of Plats at Pages 87-89, Under AF#9601190017, records of Skagit County, Washington, described as follows:

Commencing at the Southwest Corner of Said Lot 11;

thence South 66 ° 51' 01" East along the South line of said Lot 11, a distance of 121.44 feet to the point of beginning of this description;

thence North 69 ° 22' 19" East, a distance of 47.23 feet;

thence South 48 ° 30' 03" East, a distance of 45.19 feet;

thence South 47 ° 40' 40" West, a distance of 20.28 feet to the South line of said lot 11;

thence North 66 ° 51' 01" West along the South line of lot 11 a distance of 68.57 feet to the point of beginning of this description.

TOGETHER WITH a non exclusive easement for ingress and egress over and across the most Easterly 50 feet of Lot 13 of said "PLAT OF CASCADE RIDGE COURT." [TOGETHER WITH a non exclusive easement for ingress and egress over and across the most Easterly 50 feet of Lot 13 of said "PLAT OF CASCADE RIDGE COURT."]

EXHIBIT B

22-14477-TJ

1. EASEMENT AND CONDITIONS CONTAINED THEREIN AS CREATED OR DISCLOSED IN INSTRUMENT:

In Favor Of: J. M. Sherrill and Nina V. Sherrill, husband and wife

Recorded: July 18, 1944

Auditor's No: 373093

Purpose: A proper and adequate easement for right-of-way

Area Affected: Easterly portion of the subject property

Available upon request.

2. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Scott Paper Company and Georgia Pacific Corporation

Dated: April 2, 1988

Recorded: June 19, 1989

Auditor's No: 8906190004

Purpose: Ingress, egress and utilities

Area Affected: Said Easement may lie completely within Cascade Ridge Drive, but the Company cannot confirm that assertion.

Said Easement Agreement includes a Maintenance Agreement.

3. EASEMENT AND PROVISIONS THEREIN:

Grantee: Puget Sound Power & Light Company

Dated: January 21, 1993

Recorded: January 26, 1993

Auditor's No. 9301260091

Purpose: Right to construct, operate, maintain, repair, replace and enlarge one or more electric transmission and/or distribution lines over and/or under the right-of-way

Affects:

Easement No. 1: All streets and road right-of-ways as now or hereafter designed, platted, and/or constructed within the above described property. (When said streets and roads are dedicated to the public, this clause shall become null and void.)

Easement No. 2: A strip of land 10 feet in width across all lots, tracts and spaces located within the above described property being parallel to and coincident with the boundaries of all private/public street and road right-of-ways.

4. Easement, affecting a portion of subject property for the purpose of Road including terms and provisions thereof granted to John S Milnor and Danya R. Milnor, husband and wife recorded February 26, 1992 as Auditor's File No. 9202260069.

Said instrument is a re-recording of instrument recorded under Auditor's File No.9109300049

Statutory Warranty Deed
LPB 10-05

Order No.: 22-14477-TJ

Page 4 of 6

5. Easement, affecting a portion of subject property for the purpose of Right of way including terms and provisions thereof granted to Cascade Natural Gas Corporation recorded March 17, 1994 as Auditor's File No. 9403170036

6. Easement, affecting a portion of subject property for the purpose of Water pipelines including terms and provisions thereof granted to P.U.D. #1 of Skagit County recorded March 30, 1995 as Auditor's File No. 9503300037

7. Any and all offers of dedications, conditions, restrictions, easements, fence line/boundary discrepancies and encroachments, notes, provisions and/or any other matters as disclosed and/or delineated on the face of the following plat/short plat/survey named Cascade Ridge Court recorded January 19, 1996 as Auditor's File No. 9601190017.

The company calls attention to provisions contained in Washington Uniform Common Interest Ownership Act, Senate Bill 6175 providing that Plats recorded after July 1, 2018, and older Plats that have opted in, that meet the requirements under Senate Bill 6175 will require delivery to the Proposed Purchaser of either a "Public Offering Statement" or "Resale Certificate".

8. PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:

Dated: June 26, 1996

Recorded: June 26, 1996

Auditor's No: 9606260031

Executed by: Keith S. Johnson, Alison R. Johnson and Danya R. Johnson

9. Title notification that the subject property is adjacent to property designated Designated Natural Resource lands by Skagit county executed by Keith Johnson dated March 15, 1999, recorded March 15, 1999 as Auditor's File No. 9903150068. Reference is hereby made to the record for the full particulars of said notification. However, said notification may have changed or may in the future change without recorded notice.

10. Regulatory notice/agreement regarding Low Flow Mitigation Summary that may include covenants, conditions and restrictions affecting the subject property, recorded March 15, 1999 as Auditor's File No. 9903150069 .

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice. Said notice/agreement may pertain to governmental regulations for building or land use. Said matters are not a matter of title insurance. If such non-title insurance matters are shown, they are shown as a courtesy only, without the expectation that all such matters have been shown.

11. Terms and conditions of Waiver of Covenant NOT to Sue Skagit County and Adjacent Natural Resource Land Property Owners, recorded March 15, 1999 as Auditor's File No. 9903150070

12. Provisions and matters regarding Boundary Line Adjustment set forth on document recorded September 8, 2006 under Auditor's File No. 200609080167.

13. Regulatory notice/agreement regarding Agriculture Farmland that may include covenants, conditions and restrictions affecting the subject property, recorded April 12, 2005 as Auditor's File No. 200504120114 .

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice. Said notice/agreement may pertain to governmental regulations for building or land use. Said matters are not a matter of title insurance.

Statutory Warranty Deed
LPB 10-05

Order No.: 22-14477-TJ

Page 5 of 6

If such non-title insurance matters are shown, they are shown as a courtesy only, without the expectation that all such matters have been shown.