

POOR ORIGINAL

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07/29/2022 12:28 PM Pages: 1 of 4 Fees: \$206.50
Skagit County Auditor, WA

When recorded return to:

Liberty Land Group, a Delaware limited liability company
6060 N Central Expressway Suite 500
Dallas, TX 75206

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20223124

Jul 29 2022

Amount Paid \$781.00
Skagit County Treasurer
By Lena Thompson Deputy

STATUTORY WARRANTY DEED

THE GRANTOR(S) Dace A. Campbell and Susan H. Campbell, husband and wife

for and in consideration of \$10.00 and other good and valuable consideration

in hand paid, conveys, and warrants to Liberty Land Group, a Delaware limited liability company

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

Lot 53, CASCADE RIVER PARK NO. 1, according to the plat thereof recorded in Volume 8 of Plats, pages 55 through 59, records of Skagit County, Washington.
Situated in Skagit County, Washington

Abbreviated Legal: n/a

Tax Parcel Number(s): 3871-000-053-0006/P63602

SUBJECT TO:

COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, NOTES, DEDICATIONS, PROVISIONS AND SURVEY MATTERS AS DESCRIBED AND/OR DELINEATED ON THE FACE OF SAID PLAT OR SHORT PLAT: Plat/Short Plat: Cascade River Park No. 1 Recorded: August 21, 1963 Auditor's No.: 639857

PROVISION AS CONTAINED IN "DEDICATION": Dated: May 22, 1979, August 8, 1981 and May 14, 1983 Recorded: May 30, 1979, August 12, 1981 and May 24, 1983 Auditor's Nos.: 7905300013 , 8108120027 and 8305240010 As Follows: "It is further dedicated and decreed that in conveying any lot owned other than by Cascade River Community Club, a non-profit corporation, shall include in addition to the description of the lot or lots, the words. Together with an undivided interest in all property owned of record in the name of Cascade River Community Club, a non-profit corporation, which has been dedicated to the use of the lot owners."

EASEMENT, INCLUDING THE TERMS AND CONDITIONS THEREOF: Purpose: Use of roads for hauling timber products Area Affected: Said land Recorded: February 14, 1956 Auditor's File No.: 531605

LPB 10-05

Provision contained in Deeds through which title is claimed by other lot owners in said subdivision from Cascade River Development company, which may be notice of a general plan, as follows: "PURCHASER'S COVENANT and agree that the above described real estate shall be subject to the above described real estate shall be subject to the charges and assessments as provided for in, and for the purposes set forth in the ARTICLES OF INCORPORATION and the BY-LAWS of the CASCADE RIVER COMMUNITY CLUB, INC., a non-profit and non-stock WASHINGTON corporation and that said corporation shall have a valid first lien against the above described real estate for said charges and assessments; and, in addition to the remedies set forth in said ARTICLES OF INCORPORATION and BY-LAWS, that if said charges and assessments levied by said corporation shall not be paid within four (4) months after they shall become due and payable, then said corporation may proceed by appropriate action to foreclose its lien together with such sum as the court may adjudge reasonable attorney's fees in such action. This provision is a covenant running with the land and is binding on the purchasers, their heirs, successors and assigns. Use of said property for residential purposes ONLY.

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.

Statutory Warranty Deed and the terms and conditions thereof as recorded July 11, 2006 under Auditor's File No. 200607110077.

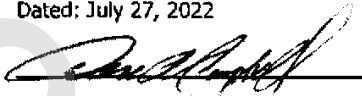
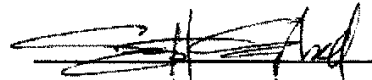
Plat Lot of Record Certification and the terms and conditions thereof as recorded April 13, 2006 under Auditor's File No. 200604130140 .

Reasonable Use Exception Determination and the terms and conditions thereof as recorded June 9, 2006 under Auditor's File No. 200606090134 .

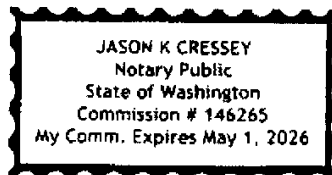
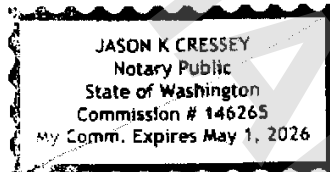
Assessments, if any, due and owing Cascade River Community Club, Inc..

Unrecorded leaseholds, if any; rights of vendors and holders of security interests on personal property installed upon said Land, and rights of tenants to remove trade fixtures at the expiration of the term.

Dated: July 27, 2022


Dace A. Campbell
Susan H. Campbell

State of Washington

County of KING28thThis record was acknowledged before me on July 27, 2022 by Dace A. Campbell and Susan H. Campbell. *JKC*
Notary PublicMy commission expires: 5/1/2026



Right to Manage Natural Resource Lands Disclosure

Skagit County's policy is to enhance and encourage Natural Resource Land management by providing County residents notification of the County's recognition and support of the right to manage Natural Resource Lands, e.g., farm and forest lands.

Skagit County Code 14.38.030(2) requires, in specified circumstances, recording of the following disclosure in conjunction with the deed conveying the real property:

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.

Washington State Law at RCW 7.48.305 also establishes that:

...agricultural activities conducted on farmland and forest practices, if consistent with good agricultural and forest practices and established prior to surrounding nonagricultural and nonforestry activities, are presumed to be reasonable and shall not be found to constitute a nuisance unless the activity or practice has a substantial adverse effect on public health and safety. ...An agricultural activity that is in conformity with such laws and rules shall not be restricted as to the hours of the day or day or days of the week during which it may be conducted.