

When recorded return to:  
Taylor Faulhaber and Caitlin Faulhaber  
8832 56th Place NE  
Marysville, WA 98270

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
Affidavit No. 20223288  
Aug 10 2022  
Amount Paid \$877.00  
Skagit County Treasurer  
By Lena Thompson Deputy

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

4100 194th St. SW, #230  
Lynnwood, WA 98036

Escrow No.: 500136362

**CHICAGO TITLE COMPANY**  
**500136362**

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Joshua Smasne and Kristine Smasne, who acquired title as Joshua Smasne and Kristine Smasne, a married couple

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Taylor Faulhaber and Caitlin Faulhaber, 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.)

PTN LTS 16 & 17, "CASCADE RIVER PARK NO. 1"

Tax Parcel Number(s): P63562 / 3871-000-016-0002, P63564 / 3871-000-017-0100

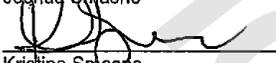
Subject to:

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

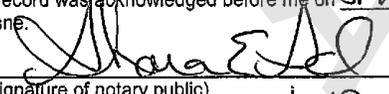
STATUTORY WARRANTY DEED  
(continued)

Dated: July 28, 2022

  
\_\_\_\_\_  
Joshua Smasne

  
\_\_\_\_\_  
Kristine Smasne

State of Washington  
County of Snohomish  
This record was acknowledged before me on 8/4/2022 by Joshua Smasne and Kristine Smasne.

  
\_\_\_\_\_  
(Signature of notary public)  
Notary Public in and for the State of WA  
My commission expires: 9-4-26

NOTARY PUBLIC  
STATE OF WASHINGTON  
SHARON E. SCHOONOVER  
License Number 173976  
My Commission Expires 09-04-2026

**EXHIBIT "A"**  
Legal Description

For APN/Parcel ID(s): P63562 / 3871-000-016-0002 and P63564 / 3871-000-017-0100

LOT 16 "CASCADE RIVER PARK NO. 1", AS PER PLAT RECORDED IN VOLUME 8 OF PLATS ON PAGE(S) 54 THROUGH 59, RECORDS OF SKAGIT COUNTY, WASHINGTON.

TOGETHER WITH THAT PORTION OF LOT 17 IN SAID PLAT DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST EASTERLY CORNER COMMON TO SAID LOTS 16 AND 17;  
THENCE SOUTH 64°39'48" WEST ALONG THE LINE COMMON TO SAID LOTS 70.99 FEET TO  
THE WEST LINE OF SAID LOT 17;  
THENCE SOUTH 24°36'24" EAST ALONG SAID WEST LINE 25.34 FEET;  
THENCE NORTH 68°44'32" EAST 84.21 FEET TO INTERSECT THE EAST LINE OF SAID LOT 17  
AT A POINT ON A CURVE FROM WHICH THE CENTER LIES NORTH 20°33'09" EAST AND 45.00  
FEET DISTANT;  
THENCE NORTHWESTERLY ALONG SAID CURVE TO THE RIGHT THROUGH A CENTRAL  
ANGLE OF 44°06'40" AN ARC DISTANCE OF 34.64 FEET TO THE POINT OF BEGINNING.

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 LOT OWNERS, BY INSTRUMENTS RECORDED UNDER  
AUDITOR'S FILE NOS. 7905300013, 8108120027 AND 8305240010.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

**EXHIBIT "B"**  
Exceptions

1. Reservations and Exceptions as contained in Deeds and the terms and conditions thereof:  
Recorded: May 28, 1942  
Recording No.: 352577 and Recording No.: 352578
2. Reservations and Restrictions and the terms and conditions thereof:  
Recording Date: December 3, 1970  
Recording No.: 746391
3. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, 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. 1:  
  
Recording No: 639857
4. Dedication and the terms and conditions thereof:  
Recording Date: May 30, 1979  
Recording No.: 7905300013
5. 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: as described in said instrument
6. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
  
Granted to: City of Seattle  
Purpose: ingress, egress and utilities  
Recording Date: February 28, 2020  
Recording No.: 202002280115  
Affects: as described in said instrument
7. City, county or local improvement district assessments, if any.

Form 22P  
Skagit Right-to-Manage Disclosure  
Rev. 10/14  
Page 1 of 1

**SKAGIT COUNTY  
RIGHT-TO-MANAGE  
NATURAL RESOURCE LANDS DISCLOSURE**

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Northwest Multiple Listing Service  
ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated July 04, 2022

between Taylor Faulhaber Caitlin Faulhaber ("Buyer")  
Buyer Buyer

and Joshua Smasne Kristine Smasne ("Seller")  
Seller Seller

concerning 8482 Heron Place Marblemount WA 98267 (the "Property")  
Address City State Zip

Buyer is aware that 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.

Seller and Buyer authorize and direct the Closing Agent to record this Disclosure with the County Auditor's office in conjunction with the deed conveying the Property.

Authentisicor  
Taylor Faulhaber 08/05/22  
Buyer Date

Authentisicor  
Joshua Smasne 08/03/2022  
Seller Date

Authentisicor  
[Signature] 08/05/22  
Buyer Date

Authentisicor  
Kristine Smasne 08/03/2022  
Seller Date