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08/16/2022 01:24 PM Pages: 1 of 6 Fees: \$208.50

Skagit County Auditor, WA

AFTER RECORDING, RETURN TO:

Cascadia Water, LLC 250 SW Taylor St Portland, Oregon 97204 Attn:

SKAGIT COUNTY WASHINGTON REAL ESTATE EXCISE TAX Affidavit No. 20223382 Aug 16 2022 Amount Paid \$3669.00 Skagit County Treasurer By Kaylee Oudman Deputy

STATUTORY WARRANTY DEED

Document:

Statutory Warranty Deed

Reference numbers of related documents:

N/A

Grantor(s):

NORTHWEST WATER SERVICES, LLC

Grantee(s):

CASCADIA WATER, LLC

Abbreviated Legal Description:

LT 47, SKAGIT RIVER COLONY;

Certificate of Water Right G1-20409C, which is

appurtenant to LT 12-58, SKAGIT RIVER

COLONY (water right only); and

Water Right Claim G1-006406CL, which is appurtenant to NE½SE½, Sec. 32, T33N, R4EWM

(water right only)

Additional Legal Description is on Exhibit A and Exhibit B (water rights)

Assessor's Property Tax Parcel Account Number(s):

P69499/4011-000-047-0004

P17654 (water right only)

Fidelity National Title of Oregon

Escrow 45142128361 Title 620049759

Statutory Warranty Deed

Page 1

STATUTORY WARRANTY DEED

The Grantor, NORTHWEST WATER SERVICES, LLC, a Washington limited liability company (also appearing of record as Northwest Water Services LLC, a Washington limited liability company), for and in consideration of TEN AND NO/100 DOLLARS (\$10.00) in hand paid, conveys and warrants to Grantee, CASCADIA WATER, LLC, a Washington limited liability company, the following described real estate, situated in the County of Skagit, State of Washington:

See attached Exhibit A for description of real estate (the "Property").

TOGETHER WITH all and singular the tenements, hereditaments, and appurtenances thereunto belonging, or otherwise appertaining, and all estate, right, title and interest in and to the Property.

AND TOGETHER WITH the water rights identified on attached Exhibit B.

The real estate described herein is conveyed by Grantor and accepted by Grantee subject to, and excepting and excluding from the covenants described in RCW 64.04.030, those matters described on Exhibit C attached hereto.

DATED 7/27, 2022.

NORTHWEST WATER SERVICES, LLC, a Washington limited liability company

CP	CA
STATE OF WASHINGTON) ss.
County of SSNOWA) 55.

This record was acknowledged by KELLY WYNN as	before	me on t	this 27 thwest Wes	day ler Ser	of rvices	丁リレー(, , LLC.	2022
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Notary Public in and for the State of Washington Corrections at Scholar Commission Expires: 07-28-12

Printed Name: Care Prayant

EXHIBIT A

Legal Description

LOT 47, SKAGIT RIVER COLONY, AS PER PLAT RECORDED IN VOLUME 8 OF PLATS, PAGES 65 AND 66, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

Exhibit A - Page 1

EXHIBIT B

Water Rights

- 1. Certificate G1-20409C, which is appurtenant to Lots 12 through 58, Plat of Skagit River Colony, within Sec. 20, T. 35 N., R. 9 E.W.M.
- 2. Claim G1-006406CL, which is appurtenant to NE½SE½ of Sec. 32, T. 33 N., R. 4 E.W.M.

EXHIBIT C

Permitted Exceptions

1. 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 Skagit River Colony:

Recording No: 648520

2. Restrictive Covenants, and the terms and conditions thereof:

Recording Date: December 1, 2010 Recording No.: 201012010054 Recording No.: 201012010055

3. Declaration of Covenant, and the terms and conditions thereof:

Recording Date: March 24, 2011 Recording No.: 201103240145

4. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Purpose: Water lines

Recording Date: August 16, 2010 Recording No.: 201008160072

5. 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 C - Page 2