

**When recorded return to:**

Esau J. Spicer  
13444 80th Ave S  
Seattle, WA 98178

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620051994

**CHICAGO TITLE**

620051994

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Patrick Beurskens and Jennifer Conrad, 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 Esau J. Spicer, an unmarried person

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.)

LT. 167, CASCADE RIVER PARK NO. 1

Tax Parcel Number(s): P63717/3871-000-167-0009

Subject to:

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

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX


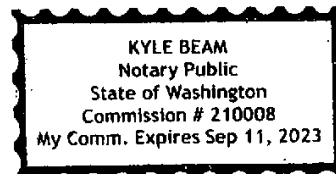
Affidavit No. 20223408

Aug 18 2022

Amount Paid \$389.00  
Skagit County Treasurer  
By Lena Thompson Deputy

**STATUTORY WARRANTY DEED**  
(continued)

Dated: August 2, 2022

  
\_\_\_\_\_  
Patrick Beurskens  
\_\_\_\_\_  
Jennifer ConradState of Washington  
County of KingThis record was acknowledged before me on 8-17-22 by Patrick Beurskens and Jennifer Conrad.  
\_\_\_\_\_  
(Signature of notary public)  
Notary Public in and for the State of WA  
My commission expires: 9-11-23

**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P63717/3871-000-167-0009**

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LOT 167, CASCADE RIVER PARK NO. 1, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 8 OF PLATS, PAGES 55 THROUGH 59 INCLUSIVE, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

**EXHIBIT "B"****Exceptions**

1. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:  
  
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, restrictions and easements 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: May 28, 1942  
Recording No.: 352577  
Recording No.: 352578
3. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:  
  
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, 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
5. Terms and Conditions of that Dedication:  
  
Recording Date: May 30, 1979  
Recording No.: 7905300013

**EXHIBIT "B"****Exceptions  
(continued)****6. Terms and Conditions of that Dedication:**

Recorded: August 12, 1981  
 Auditor's No.: 8108120027  
 Executed By: Cascade River Community Club

**7. Terms and Conditions of that Dedication;**

Recorded: May 24, 1983  
 Auditor's No.: 8305240010  
 Executed By: Cascade River Community Club

**8. Any charges and assessments nor or hereafter levied as provided for in, and for the purposes set forth in the Articles of Incorporation and By-Laws of the Cascade River Community Club, Inc., a non-profit and non-stock Washington corporation.****9. 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

**10. 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: Ingress, egress and utilities  
 Recording Date: February 28, 2020  
 Recording No.: 202002280115

**11. 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

**EXHIBIT "B"**

**Exceptions  
(continued)**

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."

12. City, county or local improvement district assessments, if any.
13. Assessments, if any, levied by Cascade River Community Inc.