

**When recorded return to:**  
Roy Brod and Robin Brod  
4645 Bradpoint Drive  
Las Vegas, NV 89130

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
Affidavit No. 20223954  
Sep 27 2022  
Amount Paid \$485.00  
Skagit County Treasurer  
By BELEN MARTINEZ Deputy

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

**CHICAGO TITLE**  
620052828

Escrow No.: 620052828

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Le Huffaker, an unmarried person

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Roy Brod and Robin Brod, a married couple and Kyle Brod, 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 163, CASCADE RIVER PARK NO. 1


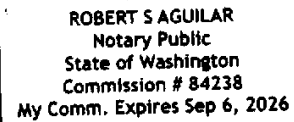
Tax Parcel Number(s): P63713 / 3871-000-163-0003

Subject to:

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

**STATUTORY WARRANTY DEED**  
(continued)

Dated: September 23, 2022

  
Le HuffakerState of WA  
County of Waller WallaThis record was acknowledged before me on 9/24/2022 by  
Le Huffaker  
(Signature of notary public)Notary Public in and for the State of WA  
My commission expires: SEP 6, 2026

ROBERT S AGUILAR  
Notary Public  
State of Washington  
Commission # 84238  
My Comm. Expires Sep 6, 2026

**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P63713 / 3871-000-163-0003**

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LOT 163, "CASCADE RIVER PARK NO. 1", AS PER PLAT RECORDED IN VOLUME 8 OF PLATS,  
PAGE(S) 55 THROUGH 59, INCLUSIVE, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

**EXHIBIT "B"**

## Exceptions

1. 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
2. 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: Portion of said premises
3. Skagit County Planning & Development Services, Plat Lot of Record Certification and the terms and conditions thereof:  
  
Recording Date: December 5, 2016  
Recording No.: 201612050103
4. 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: Portion of said premises
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

**EXHIBIT "B"****Exceptions  
(continued)**

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."

6. Assessments, if any, levied by Cascade River Community Club.
7. City, county or local improvement district assessments, if any.