

When recorded return to:

Jeffrey Allan Stelling and Diahn Grant Stelling
18849 Cascade Ridge Court
Mount Vernon, WA 98274

GNW 22-16901

STATUTORY WARRANTY DEED

THE GRANTOR(S) Terry M. Hoffman and Wendy D. Hoffman, husband and wife, .

for and in consideration of ten dollars and other valuable consideration

in hand paid, conveys, and warrants to Jeffrey Allan Stelling and Diahn Grant Stelling, a married couple

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

FOR PROPERTY DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART
HEREOF.

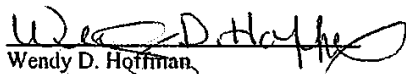
Abbreviated legal description: Property 1: Lot 10, Cascade Ridge Court

This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey as described in Exhibit "B" attached hereto

Tax Parcel Number(s): P108103

Dated: 10-17-22


Terry M. Hoffman


Wendy D. Hoffman

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20224276

Oct 20 2022

Amount Paid \$12633.00

Skagit County Treasurer

By Lena Thompson Deputy

Statutory Warranty Deed
LPB 10-05

Order No.: 22-16901-TJ

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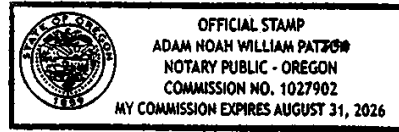
STATE OF OR
COUNTY OF Linn

This record was acknowledged before me on 17th day of October, 2022 by Terry M. Hoffman and Wendy D. Hoffman.

Adam Patz
Signature

Notary/Personal Banker
Title

My commission expires: 08/31/2026



**EXHIBIT A
LEGAL DESCRIPTION**

Property Address: 18849 Cascade Ridge Court, Mount Vernon, WA 98274
Tax Parcel Number(s): P108103

Property Description:

Lot 10, Plat of Cascade Ridge Court, according to the plat thereof, recorded in Volume 16 of Plats, pages 87 through 89, inclusive, records of Skagit County, Washington.

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EXHIBIT B

22-16901-TJ

1. EASEMENT AND CONDITIONS CONTAINED THEREIN AS CREATED OR DISCLOSED IN INSTRUMENT:

In Favor Of: J. M. Sherrill and Nina V. Sherrill, husband and wife

Recorded: July 18, 1944

Auditor's No: 373093

Purpose: A proper and adequate easement for right-of-way

Area Affected: Easterly portion of the subject property

The Company is unable to determine from the record the exact location of said easement.

2. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Scott Paper Company and Georgia Pacific Corporation

Dated: April 2, 1988

Recorded: June 19, 1989

Auditor's No: 8906190004

Purpose: Ingress, egress and utilities

Area Affected: Said Easement may lie completely within Cascade Ridge Drive, but the Company cannot confirm that assertion.

Said Easement Agreement includes a Maintenance Agreement.

3. EASEMENT AND PROVISIONS THEREIN:

Grantee: Puget Sound Power & Light Company

Dated: January 21, 1993

Recorded: January 26, 1993

Auditor's No. 9301260091

Purpose: Right to construct, operate, maintain, repair, replace and enlarge one or more electric transmission and/or distribution lines over and/or under the right-of-way

Affects:

Easement No. 1: All streets and road right-of-ways as now or hereafter designed, platted, and/or constructed within the above described property. (When said streets and roads are dedicated to the public, this clause shall become null and void.)

Easement No. 2: A strip of land 10 feet in width across all lots, tracts and spaces located within the above described property being parallel to and coincident with the boundaries of all private/public street and road right-of-ways.

4. PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:

Dated: June 26, 1996

Recorded: June 26, 1996

Auditor's No: 9606260031

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Executed by: Keith S. Johnson, Alison R. Johnson and Danya R. Johnson

5. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SUBDIVISION:

Plat/Subdivision Name: Cascade Ridge Court

Recorded: January 19, 1996

Auditor's No: 9601190017

((Optional Affects Lot 1))

The company calls attention to provisions contained in Washington Uniform Common Interest Ownership Act, Senate Bill 6175 providing that Plats recorded after July 1, 2018, and older Plats that have opted in, that meet the requirements under Senate Bill 6175 will require delivery to the Proposed Purchaser of either a "Public Offering Statement" or "Resale Certificate".

6. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: County of Skagit

Dated: July 5, 1994

Recorded: July 15, 1994

Auditor's No.: 9407150026

Purpose: Non-exclusive easement for storm water drainage and pond maintenance

Area Affected: A portion of Lot 1

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LPB 10-05

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