

When recorded return to:
Doris Taylor
5300 24th Ave NE, Apt 323
Seattle, WA 98105

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620052986

CHICAGO TITLE
620052986

STATUTORY WARRANTY DEED

THE GRANTOR(S) Timothy Dean Nickell and Debra Konyha Nickell, 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 Doris Taylor, 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. 198, CASCADE RIVER PARK NO. 1

Tax Parcel Number(s): P63751 / 3871-000-198-0002

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20224400
Oct 28 2022
Amount Paid \$1605.00
Skagit County Treasurer
By Lena Thompson Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: October 20, 2022

[Signature]
Timothy Dean Nickell

[Signature]
Debra Konyha Nickell

State of Washington
County of Snohomish

This record was acknowledged before me on 10/21/2022 by Timothy Dean Nickell and Debra Konyha Nickell.

[Signature]
(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): P63751 / 3871-000-198-0002

LOT 198, "CASCADE RIVER PARK NO. 1" AS PER PLAT RECORDED IN VOLUME 8 OF PLATS, PAGES 54 TO 59, INCLUSIVE, RECORDS OF SKAGIT COUNTY, WASHINGTON;

EXCEPT THAT PORTION OF SAID LOT 198 IN BOUNDARY LINE ADJUSTMENT AWARDED BY SKAGIT COUNTY SUPERIOR COURT CAUSE NO. 15-2-00621-8, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A REBAR AND CAP STAMPED: "ZITKOVICH, L.S. 46904" AT THE NORTHWEST CORNER OF SAID LOT 198, PER RECORD OF SURVEY FILED UNDER AUDITOR'S FILE NO. 201405230129;

THENCE NORTH 39°01'13" EAST, A DISTANCE OF 70.03 FEET TO A REBAR AND CAP STAMPED: "ZITKOVICH, L.S. 46904" AT THE NORTHEAST CORNER OF SAID LOT 198;
THENCE SOUTH 49° 47' 11" EAST, ALONG THE EAST LINE OF SAID LOT 198 PER THE AFORESAID RECORD OF SURVEY, DISTANCE OF 94.79 FEET TO THE TRUE POINT OF BEGINNING;

THENCE SOUTH 39°33'25" WEST A DISTANCE OF 15.15 FEET;
THENCE SOUTH 49°47'11" EAST A DISTANCE OF 67.30 FEET;
THENCE SOUTH 6°04'10" EAST A DISTANCE OF 30.20 FEET;
THENCE NORTH 84°12'29" EAST A DISTANCE OF 18.29 FEET;
THENCE NORTH 40°12'49" EAST A DISTANCE OF 22.87 FEET;
THENCE NORTH 49°47'11" WEST A DISTANCE OF 102.01 FEET TO THE TRUE POINT OF BEGINNING.

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 Div. 1:

Recording No: 639857

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(s)

Recording Date: May 28, 1942
Recording No.: 352577
Recording No.: 352578
Executed By: Bradsberry Timber Company

3. Easement, including the terms and conditions thereof, granted by instrument;

Recording Date: December 23, 1941
Recording No.: 347748
In favor of: Q.R. Bingham
For: Access
Affects: Said premises, the exact location and extent of said easement is undisclosed of record

4. Easement, including the terms and conditions thereof, granted by instrument;

Recording Date: February 14, 1956
Recording No.: 531605
For: Use of roads for hauling timber products
Affects: Said premises and other property

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

Granted to: Cascade River Development
Purpose: Ingress, egress, drainage and utilities
Recording Date: April 22, 1965
Recording No.: 665207
Affects: Portion of said premises and other property

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

6. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
- Granted to: Cascade River Development
 Purpose: Ingress, egress, drainage and utilities
 Recording Date: April 29, 1970
 Recording No.: 738440
 Affects: Portion of said premises and other property
7. Provisions contained in the articles of incorporation and bylaws of Cascade River Community Club, Inc., including any liability to assessment lien.
8. Terms and conditions of that dedication;
- Recording Date: May 30, 1979
 Recording No.: 7905300013
 Executed By: Cascade River Community Club
9. Terms and Conditions of that Dedication;
- Recording Date: August 12, 1981
 Recording No.: 8108120027
 Executed By: Cascade River Community Club
10. Terms and Conditions of that Dedication;
- Recording Date: May 24, 1983
 Recording No.: 8305240010
 Executed By: Cascade River Community Club
11. Terms and conditions of that Dedication:
- Recording Date: April 17, 1997
 Recording No.: 9704170053
12. 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 Survey:
- Recording No: 201405230129

EXHIBIT "B"Exceptions
(continued)

13. 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 Survey :
- Recording No: 201708010059
14. Skagit County Right to manage natural resource lands disclosure and the terms and conditions thereof:
- Recording Date: August 14, 2018
Recording No.: 201808140667
15. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
- Granted to: City of Seattle, acting by through Seattle City Light
Purpose: Private roadways and bridge
Recording Date: February 28, 2020
Recording No.: 202002280115
Affects: Portion of said premises
16. As to any portion of said land now, formerly or in the future covered by water: Questions or adverse claims related to (1) lateral boundaries of any tidelands or shorelands; (2) shifting in course, boundary or location of the body of water; (3) rights of the State of Washington if the body of water is or was navigable; and (4) public regulatory and recreational rights (including powers of the USA) or private riparian rights which limit or prohibit use of the land or water.
17. 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.

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

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."

18. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
19. 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 October 03, 2022

between Doris Taylor ("Buyer")
Buyer
and Timothy Dean Nickell Debra Konyha Nickell ("Seller")
Seller Seller
concerning 6324 Cascade River Road 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.

Authorized
Doris Taylor 10/03/2022
Buyer Date

Buyer Date

Authorized
Timothy Dean Nickell 10/04/22 10/01/2022
Seller Date
Debra Konyha Nickell 10/03/22 10/21/22
Seller Date