

When recorded return to:
Stephen Willis
22417 107th St Ct E
Buckley, WA 98321

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620052304

CHICAGO TITLE

1020052304

STATUTORY WARRANTY DEED

THE GRANTOR(S) Ryan Dahlstrom, 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 Stephen Willis, an unmarried person

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

LOT 147, "CASCADE RIVER PARK NO. 1", AS PER PLAT RECORDED IN VOLUME 8 OF
PLATS, PAGES 54 THROUGH 59, INCLUSIVE, RECORDS OF SKAGIT COUNTY,
WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

Abbreviated Legal: (Required if full legal not inserted above.)

Tax Parcel Number(s): P63697 / 3871-000-147-0004

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20224702

Nov 23 2022

Amount Paid \$469.00

Skagit County Treasurer

By Lena Thompson Deputy

Statutory Warranty Deed (LPB 10-05)
WA0000816.doc / Updated: 03.07.22

WA-CT-FNRV-02150 620019-620052304

STATUTORY WARRANTY DEED
(continued)

Dated: November 8, 2022



Ryan Dahlstrom

State of WashingtonCounty of ThurstonThis record was acknowledged before me on November 21st, 2022 by Ryan Dahlstrom.

(Signature of notary public)

Notary Public in and for the State of WAMy appointment expires: 7/8/24

PAUL K DAVIS
Notary Public
State of Washington
Commission # 20109392
My Comm. Expires Jul 8, 2024

EXHIBIT "A"
Exceptions

1. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

In favor of:	Pankratz Lumber Company
Purpose:	Hauling lumber and timber products
Recording Date:	February 14, 1956
Recording No.:	531605
Affects:	Said premises and other property
2. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

In favor of:	Q.R. Bingham
Purpose:	Access
Recording Date:	December 23, 1941
Recording No.:	347748
Affects:	Said premises, the exact location and extent of said easement is undisclosed of record
3. Covenants, conditions and restrictions 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
4. 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.
5. Terms and conditions of that dedication;

Recorded:	May 30, 1979
Recording No.:	7905300013
Executed By:	Cascade River Community Club
6. Terms and Conditions of that Dedication;

Recorded:	August 12, 1981
Recording No.:	8108120027
Executed By:	Cascade River Community Club

EXHIBIT "A"**Exceptions
(continued)****7. Terms and Conditions of that Dedication;**

Recorded: May 24, 1983
Recording No.: 8305240010
Executed By: Cascade River Community Club

8. Terms and conditions of that Dedication;

Recorded: April 17, 1997
Recording No.: 9704170053
Grantor: Cascade River Community Club

9. 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 CASCADE RIVER PARK DIV. 1:

Recording No: 639857

10. Covenants, conditions and restrictions 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: February 28, 1975
Recording No.: 814052

11. 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

12. 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

EXHIBIT "A"**Exceptions
(continued)**

Purpose: Private roadways and bridge
Recording Date: February 28, 2020
Recording No.: 202002280115

13. 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.
14. 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."
15. Dues, charges and assessments, if any, levied by Cascade River Park Maintenance Company.
16. 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 28th, 2022
between Stephen Willis ("Buyer")
Buyer Buyer
and Ryan Dahlstrom ("Seller")
Seller Seller
concerning 64308 Cascade River Rd 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.

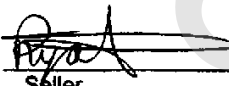
In the case of mineral lands, application might be made for mining-related activities including extraction, washing, crushing, stockpiling, blasting, transporting and recycling of minerals. If you are adjacent to designated NR Lands, you will have setback requirements from designated NR Lands.

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.

Authenticity
Stephen Willis 10/29/22
Buyer Date

Buyer Date

Authenticity
Ryan Dahlstrom 07/14/2022
Seller Date

 11/21/2022
Seller Date