

When recorded return to:

Chua Van Tang
WinWin Land Investment Group LP
10810 N Tatum Blvd, Ste 102987
Phoenix, AZ 85028

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20235162

Jan 11 2023

Amount Paid \$165.00
Skagit County Treasurer
By Lena Thompson Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

CHICAGO TITLE

620053382

Escrow No.: 620053382

STATUTORY WARRANTY DEED

THE GRANTOR(S) Thomas D. Snyder, Jr., 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 WinWin Land Investment Group LP, an Arizona Limited
Partnership

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

LOTS 27 AND 28, CASCADE RIVER PARK NO. 2, ACCORDING TO THE PLAT THEREOF
RECORDED IN VOLUME 9 OF PLATS, PAGES 20 and 21, 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): P63827 / 3872-000-027-0008, P63828 / 3872-000-028-0007

Subject to:

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

STATUTORY WARRANTY DEED

(continued)

Dated: 1-5-2023

x *Thomas D. Snyder, Jr.*
Thomas D. Snyder, Jr.

State of WA
County of King

This record was acknowledged before me on 01/05/2023 by Thomas D. Snyder, Jr..

Tatyana N Ulyanchuk
(Signature of notary public)
Notary Public in and for the State of WA
My commission expires: 03/27/2023

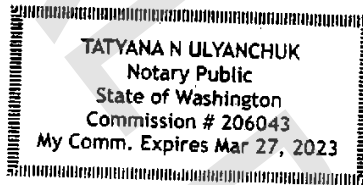


EXHIBIT "A"

Exceptions

1. Unrecorded right of way agreement dated September 24, 1945, made between Bradberry Timber Co., a corporation, and Bellingham Plywood Corporation, a corporation, as disclosed by that certain instrument:

 Recording Date: September 15, 1952
 Recording No.: 479844

 All rights acquired by the said Bellingham Plywood Corporation, assigned to Eclipse Lumber Company, Inc., a Washington corporation, under assignment dated:

 Recording Date: July 15, 1948
 Recording No.: 479844
2. Agreement and the terms and conditions thereof:

 Executed by: Bradberry Timber Co., a corporation and John S. Pankratz
 Recording Date: July 26, 1954
 Recording No.: 504382
3. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

 In favor of: State of Washington and Georgia-Pacific Corporation
 Purpose: Road purposes
 Recording Date: January 13, 1965
 Recording No.: 660830
 Affects: Portion of said premises
4. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

 In favor of: State of Washington and Georgia-Pacific Corporation
 Purpose: Road purposes
 Recording Date: January 14, 1965
 Recording No.: 660901
 Affects: Portion of said premises
5. 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. 2:

EXHIBIT "A"

Exceptions
(continued)

Recording No: 682848

6. 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: August 18, 1966
Recording No.: 687053

7. 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 24, 1974
Recording No.: 801352

8. Deed and the terms and conditions thereof:

Recording Date: May 26, 1979
Recording No.: 7905260013

9. Deed and the terms and conditions thereof:

Recording Date: August 12, 1981
Recording No.: 8108120027

10. Deed and the terms and conditions thereof:

Recording Date: May 24, 1983
Recording No.: 8305240010

11. 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: April 17, 1997
Recording No.: 9704170053

EXHIBIT "A"

Exceptions
(continued)

12. 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: Telephones lines
 Recording Date: June 14, 2004
 Recording No.: 200406140060
 Affects: Portion of said premises
13. Plat Lot of Record Certification and the terms and conditions thereof:
- Recording Date: December 24, 2014
 Recording No.: 201412240091
14. 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: Private roadways and bridge
 Recording Date: February 28, 2020
 Recording No.: 202002280115
 Affects: Portion of said premises
15. 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.
16. 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 "A"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."

17. City, county or local improvement district assessments, if any.