

When recorded return to:
Natassja Alyssa Cassinerio and Kyle Benjamin
Cassinerio
304 Northern Avenue
Sedro Woolley, WA 98284

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20235698
Mar 06 2023
Amount Paid \$4901.00
Skagit County Treasurer
By Kaylee Oudman Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620053315

CHICAGO TITLE
620053315

STATUTORY WARRANTY DEED

THE GRANTOR(S) Ryan J. Zimmerman, a married person as his separate property
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Natassja Alyssa Cassinerio and Kyle Benjamin Cassinerio, a
married couple

the following described real estate, situated in the County of Skagit, State of Washington:
THE EAST 30 FEET OF THE WEST 60 FEET OF LOTS 3, 4, 5 AND 6, BLOCK 1, REPLAT OF
THE JUNCTION ADDITION TO SEDRO, AS PER PLAT RECORDED IN VOLUME 3 OF PLATS,
PAGE 48, 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): P76542 / 4165-001-006-0112

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: February 24, 2023

Ryan J Zimmerman
Ryan J. Zimmerman

State of Washington
County of Skaagit

This record was acknowledged before me on 03/01/2023 by Ryan J. Zimmerman.

Jana K Quinn
(Signature of notary public)
Notary Public in and for the State of Washington
My commission expires: 06/29/2023

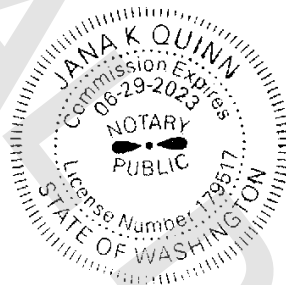


EXHIBIT "A"

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 Replat of the Junction Addition to Sedro:

Recording No: 54952

2. Agreement and the terms and conditions thereof:

Executed by: Rose Mabe and Etta Stiles
Recording Date: March 5, 1958
Recording No.: 532544
Affects: The use of the sewer lateral

3. 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."

4. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
5. General and special taxes and charges, payable February 15, delinquent if first half unpaid on May 1, second half delinquent if unpaid on November 1 of the tax year (amounts do not include interest and penalties):

Year: 2023

EXHIBIT "A"

Exceptions
(continued)

Tax Account No.: P76542 / 4165-001-006-0112
Levy Code: 0935
Assessed Value-Land: \$148,500.00
Assessed Value-Improvements: \$127,300.00

General and Special Taxes:
Billed: \$2,437.37
Paid: \$0.00
Unpaid: \$2,437.37

6. City, county or local improvement district assessments, if any.
7. Assessments, if any, levied by Sedro Woolley.