

When recorded return to:
Michelle Lea Feist
2456 2nd Ave. E.
Port Orchard, WA 98366

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20236684
May 31 2023
Amount Paid \$1125.00
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
620054183

Escrow No.: 620054183

STATUTORY WARRANTY DEED

THE GRANTOR(S) Liberty Land Group, a Delaware limited liability company

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys and warrants to Michelle Lea Feist, a married person as her separate property

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 53, CASCADE RIVER PARK NO. 1

Tax Parcel Number(s): P63602 / 3871-000-053-0006

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: 05/31/2023

Liberty Land Group, a Delaware limited liability company

BY: Elizabeth Piatt
Elizabeth Piatt
Manager

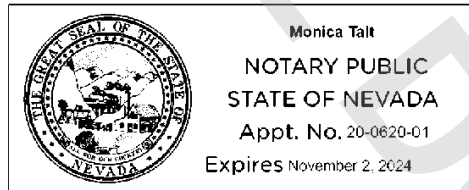
State of Nevada
County of Clark

This record was acknowledged before me by means of communication technology

on 05/31/2023 by Elizabeth Piatt

(electronic official
stamp)

Monica Talt
Notary Public
My commission expires: 11/02/2024



Notarial act performed by audio-video communication.

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P63602 / 3871-000-053-0006

LOT 53, CASCADE RIVER PARK NO.1, AS PER PLAT RECORDED IN VOLUME 8 OF PLATS,
PAGES 55 THROUGH 59, INCLUSIVE. RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"

Exceptions

1. Reservations of oil, coal, gas and minerals and/or mineral rights of any nature, and right of entry to explore same, contained in the deed

Grantor: Bradsberry Timber Co., a corporation

Recording Date: May 28, 1942

Recording No.: 352577

Recording No.: 352578

The Company makes no representations about the present ownership of these reserved and excepted interests.

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

Purpose: Use of roads for hauling timber products

Recording Date: February 14, 1956

Recording No.: 531605

Affects: Said property and additional property

3. 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. 1, recorded in Volume 8 of Plats, Pages 55 through 59:

Recording No: 639857

4. Provision contained in Dedication and the terms and conditions thereof:

Recording Date: May 30, 1979

Recording No.: 7905300013

It is further dedicated and decreed that in conveying any lot owned other than by Cascade River Community Club, a nonprofit corporation, shall include in addition to the description of the lot or lots, the words "Together with an undivided interest in all property owned of record in the name of Cascade River Community Club, a nonprofit corporation."

Modification(s) of said By-Laws:

Recording Date: August 12, 1981

Recording No.: 8108120027

EXHIBIT "B"Exceptions
(continued)

Modification(s) of said By-Laws:

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

5. Provisions contained in the articles of incorporation and bylaws of Cascade River Community Club, Inc., including any liability to assessment lien.
6. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

In favor of: Verizon Northwest, Inc., a Washington corporation
Purpose: Telephone facilities
Recording Date: June 14, 2004
Recording No.: 200406140060
Affects: Portion of said premises and other property
7. Plat Lot of Record Certification, and the terms and conditions thereof:

Recording Date: April 13, 2006
Recording No.: 200604130140
8. Reasonable Use Exception Determination, and the terms and conditions thereof:

Recording Date: June 9, 2006
Recording No.: 200606090134
9. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

In favor of: City of Seattle, acting by and through Seattle City Light
Purpose: Ingress, egress and utilities
Recording Date: February 28, 2020
Recording No.: 202002280115
Affects: Portion of said premises
10. 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.
11. The property may be subject to the Skagit County Right-to-Manage Natural Resource Lands Disclosure, Skagit County Code Section 14.38, which states:

EXHIBIT "B"Exceptions
(continued)

"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."

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