

When recorded return to:
Peter W. Moon
Concrete Glade LLC
18564 Cascade View Drive
Mount Vernon, WA 98274

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20236719
Jun 01 2023
Amount Paid \$3845.00
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

Escrow No.: 620053774

CHICAGO TITLE
620053774

STATUTORY WARRANTY DEED

THE GRANTOR(S) James S. Frey and Leslie A. Berry, husband and wife

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys and warrants to Concrete Glade LLC, a Washington limited liability company

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

LOT 1, PLAT OF CASCADE RIDGE COURT, ACCORDING TO THE PLAT THEREOF
RECORDED IN VOLUME 16 OF PLATS, PAGES 87 THROUGH 89 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): P108094 / 4668-000-001-0000

Subject to:

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

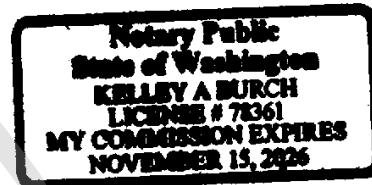
STATUTORY WARRANTY DEED
(continued)Dated: 5-23-2023James S. Frey
James S. FreyLeslie A. Berry
Leslie A. BerryState of WashingtonCounty of KingThis record was acknowledged before me on May 23, 2023 by James S. Frey and Leslie A. Berry.Kelley A. Burch
(Signature of notary public)
Notary Public in and for the State of Washington
My appointment expires: 11-15-2026

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:	J.M. Sherrill and Nina V. Sherrill, husband and wife
Purpose:	Right-of-way
Recording Date:	May 8, 1944
Recording No.:	373093
Affects:	Portion of said premises
2. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

In favor of:	Penn Timber Inc
Purpose:	Ingress, egress, and utilities
Recording Date:	September 10, 1979
Recording No.:	7909100056
Affects:	Portion of said premises
3. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

In favor of:	Georgia Pacific
Purpose:	Ingress and egress
Recording Date:	June 19, 1989
Recording No.:	8906190004
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:	Keith S. Johnson and Alison R. Johnson, husband and wife
Purpose:	Ingress, egress and utilities
Recording Date:	February 25, 1992
Recording No.:	9202250094
Affects:	Portion of said premises
5. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

In favor of:	Cascade Natural Gas Corporation
Purpose:	A natural gas pipeline or pipelines
Recording Date:	March 17, 1994
Recording No.:	9403170036
Affects:	Portion of said premises

EXHIBIT "A"Exceptions
(continued)

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

In favor of: Keith S. Johnson and Alison R. Johnson, husband and wife
Purpose: Ingress, egress and utilities
Recording Date: July 2, 1991
Recording No.: 9107020145
Affects: Portion of said premises

NOTE: Said rights of ingress, egress, and utilities have been granted to numerous parties of said described property including, but not limited to, conveyances under Auditor's File Nos. Recording No. 9107080018, Recording No. 9107090057, Recording No. 9109270026, Recording No. 9109300049, and Recording No. 9201140059, records of Skagit County, Washington.

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

In favor of: Puget Sound Power and Light Company
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances
Recording Date: July 9, 1991
Recording No.: 9107090056
Affects: Portion of said premises

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

In favor of: Puget Sound Power and Light Company
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances
Recording Date: January 26, 1993
Recording No.: 9301260091
Affects: Portion of said premises

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

In favor of: The County of Skagit, State of Washington
Purpose: Storm water, drainage and pond maintenance
Recording Date: July 15, 1994
Recording No.: 9407150026
Affects: Portion of said premises

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

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

In favor of: Keith S. Johnson and Alison R. Johnson, husband and wife
 Purpose: Undisclosed
 Recording Date: February 26, 1992
 Recording No.: 9202260069
 Affects: Portion of said premises

11. Terms, conditions and restrictions of that Notice of Action;

Recorded: December 4, 1995
 Recording No.: 9512040066, records of Skagit County, Washington

12. 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: English Lumber Co.
 Recording Date: May 21, 1934
 Recording No.: 262330

NOTE: This exception does not include present ownership of the above mineral rights.

13. Variance 92-021 and the terms and conditions thereof:

Recording Date: July 6, 1992
 Recording No.: 9207060039

14. Variance No. 93-009 and the terms and conditions thereof:

Recording Date: June 15, 1995
 Recording No.: 9506150044

15. Variance No. 93-009 and the terms and conditions thereof:

Recording Date: December 21, 1995
 Recording No.: 9512210029

16. 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 Ridge Court:

Recording No: 9601190017

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

17. 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

Recording Date: June 26, 1996

Recording No.: 9606260031

18. Title Notification and the terms and conditions thereof:

Recording Date: October 10, 1997

Recording No.: 9710100001

19. Low Flow Mitigation Summary and the terms and conditions thereof:

Recording Date: October 3, 1997

Recording No.: 9710030030

20. 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.: 202204150043

21. Skagit County Planning & Development Services and the terms and conditions thereof:

Recording Date: April 18, 2022

Recording No.: 202204180109

22. Skagit County Planning & Development Services and the terms and conditions thereof:

Recording Date: May 6, 2022

Recording No.: 202205060134

23. 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

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

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."

24. 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 March 4, 2023
between Concrete Glade LLC, Peter W. Moon, Manager ("Buyer")
and James S. Frey ("Seller")
Lealie A. Berry ("Seller")
concerning 20583 Cascade Ridge Drive Mount Vernon WA 98274 (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
Peter W Moon 03/04/23
Buyer Date

Buyer Date

James S. Frey 4-30-22
Seller Date

Lealie A. Berry 4/30/22
Seller Date