

**When recorded return to:**  
Stacey VanWaveren and Ronald VanWaveren  
3729 Swan Ct  
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
Affidavit No. 20236764  
Jun 05 2023  
Amount Paid \$6405.00  
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  
620054160

Escrow No.: 620054160

### STATUTORY WARRANTY DEED

THE GRANTOR(S) David Smith and Patricia Muller Smith, Trustees of The Smith Trust Dated July 11, 2003

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys and warrants to Stacey VanWaveren and Ronald VanWaveren, a married couple

the following described real estate, situated in the County of Skagit, State of Washington:  
LOTS 64 AND 65, 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.

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

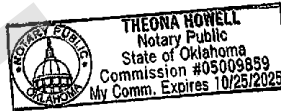
Tax Parcel Number(s): P63614 / 3871-000-065-0002

Subject to:

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

**STATUTORY WARRANTY DEED**  
(continued)Dated: 06/01/2023

The Smith Trust Dated July 11, 2003

BY: David Smith  
David Smith  
TrusteeBY: Patricia Muller-Smith  
Patricia Muller-Smith  
TrusteeState of OklahomaCounty of TulsaThis record was acknowledged before me on June 1, 2023 by David Smith and Patricia Muller-Smith as Trustee and Trustee, respectively, of The Smith Trust Dated July 11, 2003.Theona Howell  
(Signature of notary public)  
Notary Public in and for the State of Oklahoma  
My appointment expires: October 25, 2025

**EXHIBIT "A"**  
Exceptions

1. Exceptions and reservations contained in those certain deeds from Bradsberry Timber Co., a corporation  
  
Recording Date: May 28, 1942  
Recording No.: 352577  
Recording No.: 352578
2. 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 Plat of Cascade River Park No. 1, recorded in Volume 8 of Plats, Pages 55 through 59:  
  
Recording No: 639857
3. 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 covenants, conditions and restrictions  
  
Recording Date: May 24, 1983  
Recording No.: 8305240010
4. Provisions contained in the articles of incorporation and bylaws of Cascade River Community Club, Inc., including any liability to assessment lien.
5. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:  
  
In favor of: Verizon Northwest, Inc.  
Purpose: Easement for telephone facilities  
Recording Date: June 14, 2004  
Recording No.: 200406140060
6. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a

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

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

7. 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.
8. City, county or local improvement district assessments, if any.
9. Any unrecorded leaseholds, right of vendors and holders of security interests on personal property installed upon the Land and rights of tenants to remove trade fixtures at the expiration of the terms.

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 May 14, 2023

between Stacey VanWaveren Ronald VanWaveren ("Buyer")  
Buyer Buyer  
and David Smith Patricia Ann Muller-Smith ("Seller")  
Seller Seller  
concerning 63890 Cascade Park Place 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.

Authorized: Stacey VanWaveren 05/14/2023  
Buyer Date  
Authorized: Ronald VanWaveren 05/14/2023  
Buyer Date

Authorized: David Smith 06/04/2023  
Authorized: David (Te) Smith 05/16/23  
Seller Date  
Authorized: Patricia Ann Muller-Smith 05/16/23  
Seller Date