

**When recorded return to:**  
Susan D. Griffith and Vincent T. Enriquez  
P.O. Box 975  
Granite Falls, WA 98252

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
Affidavit No. 20238056  
Sep 14 2023  
Amount Paid \$805.00  
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.: 620053699

**CHICAGO TITLE**  
620053699

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Keven A. Clancy, Trustee of the Keven A. Clancy Revocable Living Trust  
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration  
in hand paid, conveys and warrants to Susan D. Griffith and Vincent T. Enriquez, a married couple

the following described real estate, situated in the County of Skagit, State of Washington:  
LOTS 68 AND 69, "CASCADE RIVER PARK NO. 3," AS PER PLAT RECORDED IN VOLUME 9  
OF PLATS, PAGES 22 THROUGH 24, 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): P63941 / 3873-000-068-0007, P63942 / 3873-000-069-0006

Subject to:

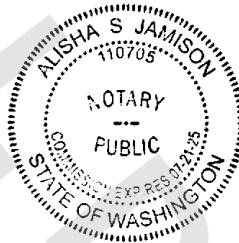
SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

**STATUTORY WARRANTY DEED**  
(continued)Dated: 12 September 2023

Keven A. Clancy Revocable Living Trust

BY: Keven A. ClancyKeven A. Clancy  
TrusteeState of WashingtonCounty of IslandThis record was acknowledged before me on 12 September 2023 byKeven A. Clancyas Trustee ofKeven A. Clancy Revocable Living Trust

(Signature of notary public)

Notary Public in and for the State of WashingtonMy commission expires: 2/21/25

**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 CASCADE RIVER PARK NO. 3:

Recording No: 684135

2. Easement, including the terms and conditions thereof, granted by instrument(s);  
Recorded: January 13, 1965  
Auditor's No(s): 660830, records of Skagit County, Washington  
In favor of: The State of Washington  
For: Road purposes

Note: Exact location and extent of easement is undisclosed of record.

3. Easement, including the terms and conditions thereof, granted by instrument(s);  
Recorded: January 14, 1965  
Auditor's No(s): 660901, records of Skagit County, Washington  
In favor of: Georgia-Pacific Corporation, a Georgia corporation  
For: Road purposes

Note: Exact location and extent of easement is undisclosed of record.

4. Unrecorded Right-of-Way Agreement, including the terms and conditions thereof; entered into;  
By: Bradsberry Timber Co., a corporation  
And Between: Bellingham Plywood Corporation, a corporation  
Recorded: September 15, 1952  
Auditor's No.: 479844, records of Skagit County, Washington

No search has been made as to the current ownership of said right-of-way.

5. Agreement, including the terms and conditions thereof; entered into;  
By: Bradsberry Timber Co., a corporation  
And Between: John S. Pankratz  
Recorded: July 26, 1954  
Auditor's No. 504382, records of Skagit County, Washington  
Providing: Right-of-Way Agreement

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

Purpose: Telephone facilities

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

Recording Date: June 14, 2004  
 Recording No.: 200406140060  
 Affects: as described in said instrument

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

Purpose: Ingress, egress and utilities  
 Recording Date: February 28, 2020  
 Recording No.: 202002280115  
 Affects: as described in said instrument

8. Any unpaid assessments or charges and liability to further assessments or charges, for which a lien may have arisen (or may arise), as provided for under Washington law and in instrument set forth below:

Imposed by: Cascade River Community Club, Inc.

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

10. 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.

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:

"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."