

When recorded return to:
Craig Foster and Hye Min Song
19619 40th PI NE
Lake Forest Park, WA 98155

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20238573
Oct 27 2023
Amount Paid \$7445.00
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
620055041

Escrow No.: 620055041

STATUTORY WARRANTY DEED

THE GRANTOR(S) Lloyd Gregory Smith and Melissa Jane Smith, a married couple
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys and warrants to Craig Foster and Hye Min Song, a married couple

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.)

LTS 119 & 120, CASCADE RIVER PARK NO. 1

Tax Parcel Number(s): P63667/ 3871-000-119-0008, P63668/ 3871-000-120-0005

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: 10/26/2023

Lloyd G. Smith
Lloyd G. Smith

Melissa J. Smith
Melissa J. Smith

State of Texas
County of Tampasas

This record was acknowledged before me on 10/26/2023 by Lloyd G. Smith and Melissa J. Smith.

[Signature]
(Signature of notary public)
Notary Public in and for the State of TEXAS
My commission expires. 03/22/2024

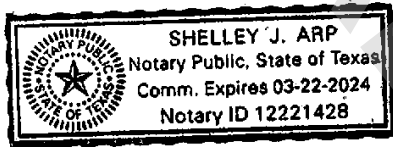


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P63667/ 3871-000-119-0008 and P63668/ 3871-000-120-0005

LOTS 119 AND 120, CASCADE RIVER PARK NO. 1, ACCORDING TO THE PLAT THEREOF,
RECORDED IN VOLUME 8 OF PLATS, PAGES 55 THROUGH 59, RECORDS OF SKAGIT COUNTY,
WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"
Exceptions

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

In favor of: Q.R. Bingham
 Purpose: Access
 Recording Date: December 23, 1941
 Recording No.: 347748
 Affects: Said premises, the exact location and extent of said easement is undisclosed of record

2. Covenants, conditions and restrictions 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: May 28, 1942
 Recording No.: 352577 and recording no.: 352578, records of Skagit County, Washington
 Executed By: Bradsberry Timber Company

3. Any charges and assessments nor or hereafter levied as provided for in, and for the purposes set forth in the Articles of Incorporation and By-Laws of the Cascade River Community Club, Inc., a non-profit and non-stock Washington corporation.

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

Purpose: Use of roads for hauling timber products
 Recording Date: February 14, 1956
 Recording No.: 531605
 Affects: Said premises and other property

5. 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 Div. 1:

Recording No: 639857

6. Terms and conditions of that dedication;

Recorded: May 30, 1979

EXHIBIT "B"**Exceptions
(continued)**

Auditor's File No.: 7905300013, records of Skagit County, Washington
 Executed By: Cascade River Community Club

7. Terms and Conditions of that Dedication;

Recorded: August 12, 1981
 Auditor's No(s): 8108120027, records of Skagit County, Washington
 Executed By: Cascade River Community Club

8. Terms and Conditions of that Dedication;

Recorded: May 24, 1983
 Auditor's No(s): 8305240010, records of Skagit County, Washington
 Executed By: Cascade River Community Club

9. Terms and conditions of that Dedication;

Recorded: April 17, 1997
 Auditor's No.: 9704170053, records of Skagit County, Washington
 Grantor: Cascade River Community Club

10. Notice of On-Site Sewage System Status, and the terms and conditions thereof;

Recording Date: April 17, 1990
 Recording No.: 9004170030

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

Granted to: Verizon Northwest Inc., a Washington corporation
 Purpose: Telephone facilities
 Recording Date: June 14, 2004
 Recording No.: 200406140060
 Affects: Roadways in the plat

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

Granted to: City of Seattle, acting by and through Seattle City Light
 Purpose: Private roadways and bridge
 Recording Date: February 28, 2020
 Recording No.: 202002280115

13. 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

EXHIBIT "B"**Exceptions
(continued)**

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.

14. 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."

15. 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 10/07/2023
between Craig Foster Hyemin Song ("Buyer")
Buyer Buyer
and Melissa J Smith Lloyd G Smith ("Seller")
Seller Seller
concerning 64202 E Cascade Rd 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.

Authenticates
Craig Foster 10/07/2023
Buyer Date

Authenticates
Hyemin Song 10/07/2023
Buyer Date

Authenticates
Lloyd G Smith 10/08/23
Seller Date

Authenticates
Melissa J Smith 10/08/23
Seller Date