

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20249391

Jan 23 2024

Amount Paid \$1125.00
Skagit County Treasurer
By Candi Newcombe Deputy

When recorded return to:
Toby D'Ewart-Magnuson and Brenda Chavez
Magnuson
11219 30th St NE
Lake Stevens, WA 98258

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620055389

CHICAGO TITLE
620055389

STATUTORY WARRANTY DEED

THE GRANTOR(S) Cary G. Plowman, a married man as his separate estate and Jamie R. Plowman and Naomi Plowman, 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 Toby D'Ewart-Magnuson and Brenda Chavez Magnuson, 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 45. 46 & 59. "CASCADE RIVER PARK NO. 3"

Tax Parcel Number(s): P63918 / 3873-000-045-0005, P63919 / 3873-000-046-0004, P63932 / 3873-000-059-0008

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated _____

Cary G. Plowman

[Signature]

Jamie R. Plowman

[Signature]

Naomi Plowman

State of _____
County of _____

This record was acknowledged before me on _____ by Cary G. Plowman.

(Signature of notary public)
Notary Public in and for the State of _____
My commission expires: _____

State of JAPAN
PREFECTURE OF FUKUOKA
County of CITY OF FUKUOKA

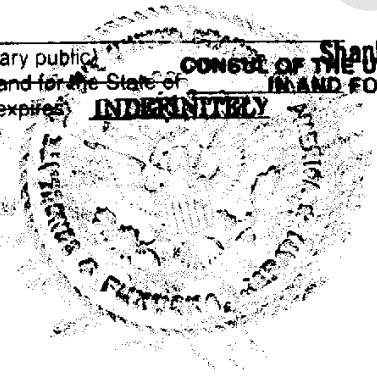
CONSULATE OF THE UNITED STATES OF AMERICA
This record was acknowledged before me on _____ by Jamie R. Plowman and Naomi Plowman.

SS:

JAN 09 2024

[Signature]

(Signature of notary public) Shankar Das
Notary Public in and for the State of CONSUL OF THE UNITED STATES OF AMERICA
My commission expires INDEFINITELY
BRAND FOR FUKUOKA, JAPAN



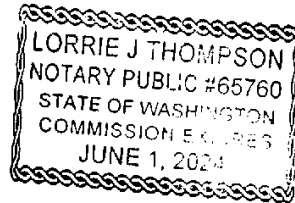
STATUTORY WARRANTY DEED
(continued)

Dated: 1-11-24

Cary G. Plowman
Cary G. Plowman

Jamie R. Plowman

Naomi Plowman



State of Washington
County of Snohomish

This record was acknowledged before me on 1-11-2024 by Cary G. Plowman.

Lorrie J Thompson
(Signature of notary public)
Notary Public in and for the State of Washington
My commission expires: 6-1-2024

State of _____
County of _____

This record was acknowledged before me on _____ by Jamie R. Plowman and Naomi Plowman.

(Signature of notary public)
Notary Public in and for the State of _____
My commission expires: _____

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P63918 / 3873-000-045-0005, P63919 / 3873-000-046-0004 and P63932 / 3873-000-059-0008

LOTS 45, 46 AND 59, "CASCADE RIVER PARK NO. 3", AS PER PLAT RECORDED IN VOLUME 9 OF PLATS, PAGE(S) 22 THROUGH 24, INCLUSIVE. RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"
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 the Plat of Cascade River Park No. 3:

Recording No: 684135

2. Dedication and the terms and conditions thereof:

Dated Date: May 22, 1979 and May 14, 1983
Recording Date: May 30, 1979, August 12, 1981 and May 24, 1983
Recording No.: 7905300013
Recording No.: 8108120027
Recording No.: 8305240010

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

4. 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."