

When recorded return to:
Laura WS Kennedy
17299 Lake View Blvd
Mount Vernon, WA 98274

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20249464
Jan 31 2024
Amount Paid \$805.00
Skagit County Treasurer
By Kaylee Oudman Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

CHICAGO TITLE
620054900

Escrow No.: 620054900

STATUTORY WARRANTY DEED

THE GRANTOR(S) Thomas E. Eksten, a married man as his separate estate and Frank G. Eksten, a married man as his separate estate and Ronnie B. Eksten, a married man as his separate estate and Thomas E. Eksten as the personal Representative of The Estate of Richard L. Eksten, deceased

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys and warrants to Laura WS Kennedy, an unmarried person

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.)

LT 158, CASCADE RIVER PARK NO. 1

Tax Parcel Number(s): P63708/3871-000-158-0000

Subject to:

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

STATUTORY WARRANTY DEED (continued)

Dated: JANUARY 30, 2024

Thomas E. Eksten

Thomas E. Eksten

Frank G. Eksten

Ronnie B. Eksten

The Heirs and Devisees of Richard L. Eksten, deceased

BY Thomas E. Eksten

Thomas E. Eksten
Personal Representative

State of WASHINGTON

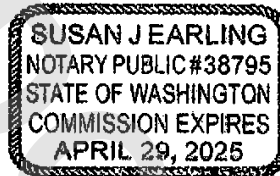
County of SNOHOMISH

This record was acknowledged before me on JANUARY 30, 2024 by Thomas E. Eksten.

Susan J. Earling
(Signature of notary public)

Notary Public in and for the State of WA

My appointment expires: 4-29-2025



State of _____

County of _____

This record was acknowledged before me on _____ by Frank G. Eksten.

(Signature of notary public)

Notary Public in and for the State of _____

My appointment expires: _____

State of _____

County of _____

STATUTORY WARRANTY DEED
(continued)

This record was acknowledged before me on _____ by Ronnie B. Eksten.

(Signature of notary public)

Notary Public in and for the State of _____

My appointment expires: _____

State of WASHINGTON

County of SNOHOMISH

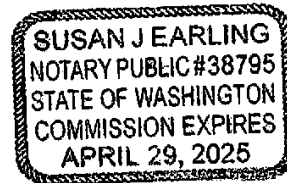
This record was acknowledged before me on JANUARY 30, 2024 by Thomas E. Eksten
as Personal Representative of The Estate of Richard L. Eksten, deceased.

Susan J Earling

(Signature of notary public)

Notary Public in and for the State of WA

My appointment expires: 4.29.2025



STATUTORY WARRANTY DEED
(continued)

Dated: 1/30/2024

Thomas E. Eksten
Frank G. Eksten
Frank G. Eksten

Ronnie B. Eksten

The Heirs and Devisees of Richard L. Eksten, deceased

BY: _____
Thomas E. Eksten
Personal Representative

State of _____

County of _____

This record was acknowledged before me on _____ by Thomas E. Eksten.

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

State of WA

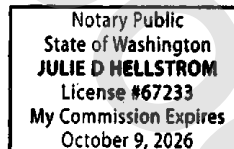
County of Spokane

This record was acknowledged before me on 1/30/2024 by Frank G. Eksten.

(Signature of notary public)
Notary Public in and for the State of WA
My appointment expires: 10/9/26

State of _____

County of _____



STATUTORY WARRANTY DEED
(continued)

Dated: _____

Thomas E. Eksten

Frank G. Eksten

Ronnie B Eksten

Ronnie B. Eksten

The Heirs and Devisees of Richard L. Eksten, deceased

BY: _____
Thomas E. Eksten
Personal Representative

State of _____

County of _____

This record was acknowledged before me on _____ by Thomas E. Eksten.

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

State of _____

County of _____

This record was acknowledged before me on _____ by Frank G. Eksten.

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

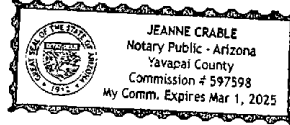
State of _____

County of _____

STATUTORY WARRANTY DEED
(continued)

This record was acknowledged before me on January 30, 2024 by Ronnie B. Eksten.

Jeanne Crable
(Signature of notary public)
Notary Public in and for the State of AZ
My appointment expires: 03/01/2025



State of AZ

County of Yavapai

This record was acknowledged before me on _____ by Thomas E. Eksten
as Personal Representative of Thomas E. Eksten as the personal Representative of The Estate of
Richard L. Eksten, deceased.

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

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P63708/3871-000-158-0000

LOT 158, CASCADE RIVER PARK NO. 1, AS PER PLAT RECORDED IN VOLUME 8 OF PLATS,
PAGES 54 THROUGH 59, INCLUSIVE, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

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

Purpose: ingress, egress and utilities
Recording Date: April 22, 1965
Recording No.: 665207
Affects: as described in said instrument

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

Purpose: ingress, egress, drainage and utilities
Recording Date: April 29, 1970
Recording No.: 738440
Affects: as described in said instrument

5. 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: April 26, 1966
Recording No.: 682000

6. 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

EXHIBIT "B"

Exceptions
(continued)

set forth below:

Imposed by: Cascade River Community Club, Inc.
Recording Date: April 26, 1966
Recording No.: 682000

7. 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 ownerd 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: August 12, 1981
Recording No.: 8108120027

Modification(s) of said covenants, conditions and restrictions

Recording Date: May 24, 1983
Recording No.: 8305240010

8. Provisions contained in the articles of incorporation and bylaws of Cascade River Community Club, Inc., including any liability to assessment lien.

9. 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

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

Granted to: City of Seattle
Purpose: ingress, egress and utilities
Recording Date: February 28, 2020
Recording No.: 202002280115
Affects: as described in said instrument

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

11. 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.
12. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
13. City, county or local improvement district assessments, if any.
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."