

When recorded return to:
Craig Hurst and Amy Hurst
63707 West Cascade Drive
Marblemount, WA 98267

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20240047
Mar 28 2024
Amount Paid \$2613.00
Skagit County Treasurer
By Lena Thompson Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

3002 Colby Ave., Suite 200
Everett, WA 98201

CHICAGO TITLE COMPANY
620055109

Escrow No.: 620055109

STATUTORY WARRANTY DEED

THE GRANTOR(S) Alegre Sissom, a single person

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

the following described real estate, situated in the County of Skagit, State of Washington:

LOT 26, "CASCADE RIVER PARK NO. 1," AS PER PLAT RECORDED IN VOLUME 8 OF PLATS, PAGES 55 THROUGH 59, INCLUSIVE, RECORDS OF SKAGIT COUNTY, WASHINGTON,

EXCEPT THAT PORTION DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 26, SAID POINT BEING THE TRUE POINT OF BEGINNING;

THENCE SOUTH 24°36'24" EAST ALONG THE EASTERLY LINE THEREOF A DISTANCE OF 58.83 FEET;

THENCE NORTH 63°59'20" WEST A DISTANCE OF 94.02 FEET TO THE NORTHWEST CORNER OF SAID LOT 26;

THENCE NORTH 78°27'22" EAST ALONG THE NORTHERLY LINE OF SAID LOT 26 TO THE TRUE POINT OF BEGINNING.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

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

Tax Parcel Number(s): P63574 / 3871-000-026-0000

STATUTORY WARRANTY DEED
(continued)

Subject to:

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

Dated: March 14, 2024

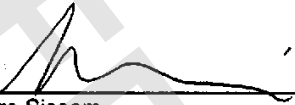

Alegre SissomState of WashingtonCounty of SnohomishThis record was acknowledged before me on 3-27-24 by Alegre Sissom.
(Signature of notary public)Notary Public in and for the State of WashingtonMy commission expires: 6-1-2024

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 the Plat of Cascade River Park No. 1:

Recording No: 639857
2. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

In favor of: Verizon Northwest Inc., a Washington corporation
Purpose: easement for Telephone facilities
Recording Date: June 14, 2004
Recording No.: 200406140060
Affects: Portion of said premises
3. 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: a non-exclusive easement for ingress, egress and utilities over, under and across the following described tract
Recording Date: February 28, 2020
Recording No.: 202002280115
Affects: Portion of said premises
4. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
5. City, county or local improvement district assessments, if any.
6. 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

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

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."

7. 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.