

When recorded return to:

Brandon Buchanan and Corrie Buchanan
16510 191st Avenue Northeast
Woodinville, WA 98072

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20240666

May 20 2024

Amount Paid \$4805.00
Skagit County Treasurer
By Lena Thompson Deputy

STATUTORY WARRANTY DEED

THE GRANTOR(S) James L Bernhard, an unmarried person

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

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

LOT 124, 125 AND 126 CASCADE RIVER PARK DIV. NO. 3, ACCORDING TO THE PLAT
THEREOF RECORDED IN
VOLUME 9 OF PLATS, PAGE(S) 22-24, 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): P63998, 3873-000-125-0008,

Tax Parcel Number(s): P63997, 3873-000-124-0009


Tax Parcel Number(s): 3873-000-126-0007

Subject to:

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

STATUTORY WARRANTY DEED

(continued)

Dated: 5/17/2024
James L. Bernhard

State of Washington


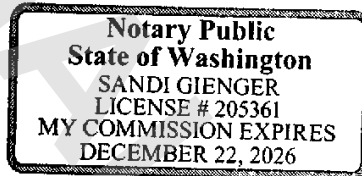
County of KingThis record was acknowledged before me on May 17, 2024 by James L. Bernhard.
(Signature of notary public)Notary Public in and for the State of WashingtonMy commission expires: 12-22-26

EXHIBIT "A"
Special Exceptions

1. Unrecorded Right-of-Way Agreement, including the terms, covenants and provisions thereof;

Recording Date: September 15, 1952

Recording No.: 479844

2. Agreement including the terms, covenants and provisions thereof;

Executed by: Bradsberry Timber Co, et al

Recording Date: July 26, 1954

Recording No.: 504382

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

Granted to: The State of Washington

Purpose: Road purposes

Recording Date: January 13, 1965

Recording No.: 660830

Affects: Exact location and extent of easement is undisclosed of record

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

Granted to: Georgia-Pacific Corporation, a Georgia corporation

Purpose: Road purposes

Recording Date: January 14, 1965

Recording No.: 660901

Affects: Exact location and extent of easement is undisclosed of record

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 No. 3:
Recording No: 684135

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

6. Covenants, conditions, restrictions and easements 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: February 17, 1967

Recording No.: 694958

7. Covenants, conditions, restrictions and easements 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 30, 1979

Recording No.: 7905300013

8. 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 No.: 8108120027

Recording No.: 8305240010

9. Any unpaid assessments or charges and liability to further assessments or charges, for which a lien may have

arisen (or may arise), all as provided for in first Deed out from Cascade River Community Club, Inc.

10. 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

Recording Date: June 14, 2004

Recording No.: 200406140060

Affects: Said premises and other property

EXHIBIT "A"

Exceptions
(continued)

SPECIAL EXCEPTIONS