202406250008

06/25/2024 09:25 AM Pages: 1 of 7 Fees: \$309.50

Skagit County Auditor, WA

When recorded return to: Daniel Perez-Moreno 816 23rd Ave Seattle, WA 98122

SKAGIT COUNTY WASHINGTON REAL ESTATE EXCISE TAX Affidavit No. 20241084 Jun 25 2024 Amount Paid \$1525.00 Skagit County Treasurer By Lena Thompson Deputy

Filed for record at the request of:



425 Commercial St Mount Vernon, WA 98273

Escrow No.: 620056161

CHICAGO TITLE CO.

STATUTORY WARRANTY DEED

THE GRANTOR(S) Albert W. Robinson and Pamela Ellen Robinson, 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 Daniel Perez-Moreno, a married person as his separate estate

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.)

ş

LT 118, "CASCADE RIVER PARK NO. 3"

Tax Parcel Number(s): P63991 / 3873-000-118-0007

Subject to:

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

Statutory Warranty Deed (LPB 10-05) WA0000816.doc / Updated: 03.22.23

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STATUTORY WARRANTY DEED

(continued)

Dated: 06/20/2024

Pamela Ellen Robinson

State of 🔟 County of TSIAK

This record was acknowledged before me on 10.20.24 by Albert W. Robinson and Pamela

Ellen Robinson.

(Signature of notary public) (1. D. Walker Notary Public in and for the State of Washington My commission expires: 12.12.24

C D Walker Notary Public State of Washington Commission Number 189342 My Commission Expires December 12, 2024

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EXHIBIT "A"Legal Description

For APN/Parcel ID(s): P63991 / 3873-000-118-0007

LOT 118, "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. Unrecorded Right-of-Way Agreement and the terms and conditions thereof:

Executed by: Bradsberry Timber Co., a corporation and Bellingham Plywood Corporation,

a corporation

Recording Date: September 15, 1952

Recording No.: 479844

2. Right-of-Entry Agreement and the terms and conditions thereof:

Executed by: Bradsberry Timber Co., a corporation and John S. Pankratz

Recording Date: July 26, 1954 Recording No.: 504382

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

In favor of: The State of Washington

Purpose: Road purposes
Recording Date: January 13, 1965

Recording No.: 660830

Affects: Portion of said premises

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

In favor of: Georgia-Pacific Corporation, a Georgia corporation

Purpose: Road purposes
Recording Date: January 14, 1965

Recording No.: 660901

Affects: Portion of said premises

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

6. 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

EXHIBIT "B"

Exceptions (continued)

permitted by applicable law, as set forth in the document

Recording Date: December 21, 1973 and May 31, 1974

Recording No.: 794798 Recording No.: 801637

 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 set forth below:

Imposed by: Cascade River Development Company Recording Date: December 21, 1973 and May 31, 1974

Recording No.: 794798 Recording No.: 801637

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

Purpose: Telephone facilities
Recording Date: June 14, 2004
Recording No.: 200406140060

Affects: Portion of said premises

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: Portion of said premises

10. 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.

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EXHIBIT "B"

Exceptions (continued)

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."

- 11. City, county or local improvement district assessments, if any.
- 12. 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.

Statutory Warranty Deed (LPB 10-05) WA0000816.doc / Updated: 03.22.23

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Form 22P

Buyer

SKAGIT COUNTY

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Date

Rev. 10/			TO-MANAGE CE LANDS DISC	A1:	L RIGHTS RESERVED
Page 1 c	of 1	al Kloobk	02 651100 0100	LOSOILE	
The fol	llowing is part of the Purchase	and Sale Agr	eement dated	05/1	4/24
betwee					("Buyer")
	Buyer		Buyer		
and	Albert Robinson		Pamela Robinson	!	("Seller")
concer	ning63407 High Ridge Drive		Marblemount	WA 98267	(the "Property")
00,1001	Address		City	State Zip	(a.o ,
	is aware that the Property of the control of the co				t-to-Manage Natural
	land or designated or within a long-term commercial signific commercial activities occur on non-resource uses and may may arise from the use of extraction with associated a noise, and odor. Skagit Coun as a priority use on designal prepared to accept such induces any Natural Resource Management Practices and let	cance in Ska or may occur be inconveni hemicals; or ctivities, which ty has estable ted Natural F compatibilitie Land operatocal, State, a	git County. A var r in the area that ent or cause disc from spraying, p ch occasionally g ished natural res Resource Lands, s, inconvenience tions when perfo and Federal law.	iety of Natural Fit may not be of comfort to area repruning, harvest generates traffic, ource managem and area reside is or discomfort rmed in compliant	Resource Land compatible with residents. This ing or mineral, dust, smoke, ent operations ents should be from normal, unce with Best
	In the case of mineral land including extraction, washing minerals. If you are adjacted requirements from designate.	crushing, st cent to des	ockpiling, blasting	g, transporting a	nd recycling of
	and Buyer authorize and dire's office in conjunction with the				sure with the County
<u>Dan</u> Daniel Pere	IIEL PEREZMORENO EZMORENO (MBY 14, 2024 13.18 PDT)		Albert Ro	binson	04/09/2024
Buye	er	Date	Seller		Date
			Pamela Ro	obinson	04/09/2024

Date