

When recorded return to:
Robert C Storie
504 Cascade Vista Drive
Sedro Woolley, WA 98284

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20242659
Oct 23 2024
Amount Paid \$8841.10
Skagit County Treasurer
By Lena Thompson Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

CHICAGO TITLE
620057449

Escrow No.: 620057449

STATUTORY WARRANTY DEED

THE GRANTOR(S) Joseph Roedell and Tina Roedell, also appearing of record as Tina M. Roedell, 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 Robert C Storie, an unmarried man and Kathleen L Storie, an unmarried woman

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.)

TRACT "B", SP NO. SW-5-78, REC 880757; being a ptn of Tract 12, Cascade Vista Park, Vol 9 Pgs. 113-114, SKAGIT COUNTY, WASHINGTON.

Tax Parcel Number(s): P76375 / 4155-000-012-0100

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: 10/21/24

Joseph Roedell
Joseph Roedell

Tina Roedell
Tina Roedell

State of WA

County of Skagit

This record was acknowledged before me on Oct 21, 2024 by Joseph Roedell and Tina Roedell.

Deborah K. Flick
(Signature of notary public)
Notary Public in and for the State of WA
My appointment expires: 8/19/26



EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P76375 / 4155-000-012-0100

TRACT "B" OF SHORT PLAT NO. SW-5-78, RECORDED JUNE 5, 1978 IN BOOK 2 OF SHORT PLATS, PAGE 221, UNDER RECORDING NO. 880757, BEING A PORTION OF TRACT 12, CASCADE VISTA PARK, AS PER PLAT RECORDED IN VOLUME 9 OF PLATS, PAGES 113 AND 114, RECORDS OF SKAGIT COUNTY, WASHINGTON;

TOGETHER WITH AN EASEMENT FOR ROAD AND UTILITY PURPOSES OVER, UNDER AND ACROSS THE EASTERLY PORTION OF TRACTS A, B, C AND D OF SAID SHORT PLAT NO. SW-5-78, AS DELINEATED ON THE FACE THEREOF, AND SHOWN ON RELOCATION SURVEY RECORDED AUGUST 28, 1979 IN BOOK 2 OF SURVEYS, PAGE 178, UNDER RECORDING NO. 7908280031, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"
Exceptions

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

Granted to:	Puget Sound Power and Light Company
Purpose:	electric transmission and distribution line, together with necessary appurtenances
Recording Date:	November 12, 1925
Recording No.:	188881
Affects:	said premises and other property

Exact location and extent of easement is undisclosed of record

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 Park Vista:

Recording No: Volume 9 Page 113

3. 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 Short Plat No. SW-5-78:

Recording No: 880757

4. 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:	July 27, 1979
Recording No.:	7907300079

5. 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

EXHIBIT "B"Exceptions
(continued)

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."

6. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
7. City, county or local improvement district assessments, if any.
8. Assessments, if any, levied by City of Sedro Woolley.
9. Assessments, if any, levied by Cornerstone Court Joint Venture.



Form 22P
Skagit Right-to-Manage Disclosure
Rev. 10/14
Page 1 of 1

**SKAGIT COUNTY
RIGHT-TO-MANAGE
NATURAL RESOURCE LANDS DISCLOSURE**

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Northwest Multiple Listing Service
ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated 10/02/24
between Robert Storie Kathleen Storie ("Buyer")
Buyer Buyer
and Joseph Roedell Tina Roedell ("Seller")
Seller Seller
concerning 504 Cascade Vista Dr Sedro Woolley WA 98284 (the "Property")
Address City State Zip

Buyer is aware that 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.

Seller and Buyer authorize and direct the Closing Agent to record this Disclosure with the County Auditor's office in conjunction with the deed conveying the Property.

Authorized
Robert Storie 10/02/24
Buyer Date

Joseph Roedell 9/26/24
Seller Date

Authorized
Kathleen Storie 10/02/24
Buyer Date

Tina M. Roedell 9/26/24
Seller Date