

**When recorded return to:**  
Matthew C. Bigelow  
9905 Merrillville  
Crown Point, IN 46307

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
Affidavit No. 20250428  
Feb 18 2025  
Amount Paid \$581.00  
Skagit County Treasurer  
By Lena Thompson Deputy

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

1835 Barkley Boulevard, Suite 105  
Bellingham, WA 98226

Chicago Title  
620058259

Escrow No.: 245468837

### STATUTORY WARRANTY DEED

THE GRANTOR(S) William Bennion, an unmarried person

for and in consideration of Ten And No/100 Dollars (\$10.00) and other good and valuable consideration  
in hand paid, conveys and warrants to Matthew C. Bigelow, an unmarried person

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

LOT 154, CASCADE RIVER PARK NO. 1, AS PER PLAT RECORDED IN VOLUME 8 OF PLATS,  
PGES 54 THROUGH 59, 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): P63704


Subject to:

Exhibit "A" attached hereto and by this reference made a part hereof.

## STATUTORY WARRANTY DEED

(continued)

Dated: February 13, 2025

  
William BennionState of WASHINGTON  
County of LEWISThis record was acknowledged before me on 2/4/2025 by William Bennion.  
(Signature of notary public)Notary Public in and for the State of WASHINGTON  
My commission expires: 8/25/2027

NOTARY PUBLIC STATE OF WASHINGTON TIM A BROWNING MY COMMISSION EXPIRES AUGUST 25, 2027 COMMISSION # 21679
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## Exhibit "A"

1. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
Purpose: Use of roads for hauling timber products  
Recording Date: February 14, 1956  
Recording No.: 531605  
Affects: Said premises and other property
2. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:  
In favor of: Q.R. Bingham  
Purpose: Access  
Recording Date: December 23, 1941  
Recording No.: 347748  
Affects: Said premises, the exact location and extent of said easement is undisclosed of record
3. 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: May 28, 1942  
Recording No.: 352577  
Recording No.: 352578
4. Any charges and assessments nor or hereafter levied as provided for in, and for the purposes set forth in the Articles of Incorporation and By-Laws of the Cascade River Community Club, Inc., a non-profit and non-stock Washington corporation.
5. Terms and conditions of that dedication:  
Recorded: May 30, 1979  
Auditor's File No.: 7905300013, records of Skagit County, Washington  
Executed By: Cascade River Community Club

6. Terms and Conditions of that Dedication;  
Recorded: August 12, 1981  
Auditor's No(s): 8108120027, records of Skagit County, Washington  
Executed By: Cascade River Community Club
7. Terms and Conditions of that Dedication;  
Recorded: May 24, 1983  
Auditor's No(s): 8305240010, records of Skagit County, Washington  
Executed By: Cascade River Community Club
8. Terms and conditions of that Dedication;  
Recorded: April 17, 1997  
Auditor's No.: 9704170053, records of Skagit County, Washington  
Grantor: Cascade River Community Club
9. 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 Div. 1:  
  
Recording No: 639857
10. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
  
Granted to: All property owners in said plat  
Purpose: Ingress, egress and utilities  
Recording Date: April 22, 1965  
Recording No.: 665207  
Affects: As described
11. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
  
Granted to: All property owners in said plat  
Purpose: Ingress, egress and utilities  
Recording Date: April 29, 1970  
Recording No.: 738440  
Affects: As described

12. 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: May 17, 1965  
Recording No.: 666277

13. 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: May 17, 1965  
Recording No.: 666277

14. 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.

15. 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."