

When recorded return to:
Alex Kerrigan
22004 SE 304th St
Black Diamond, WA 98010

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20250698
Mar 11 2025
Amount Paid \$613.00
Skagit County Treasurer
By Cain Cress Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Chicago Title
620058386

Escrow No.: 620058386

STATUTORY WARRANTY DEED

THE GRANTOR(S) Zachariah A Lamont and Kristina Lamont, 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 Alex Kerrigan, a married person as a 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.)

LT 69, CASCADE RIVER PARK NO. 1

Tax Parcel Number(s): P63618 / 3871-000-069-0008

Subject to:

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

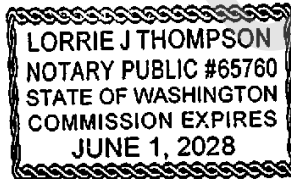
STATUTORY WARRANTY DEED
(continued)Dated: 3-10-2025Zachariah A Lamont
Zachariah A LamontKristina Lamont
Kristina LamontState of Washington
County of SnohomishThis record was acknowledged before me on March 10, 2025 by Zachariah A Lamont and Kristina Lamont.Lorrie J Thompson
(Signature of notary public)
Notary Public in and for the State of Washington
My appointment expires: 6-1-2028

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P63618 / 3871-000-069-0008

LOT 69, CASCADE RIVER PARK NO. 1, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 8 OF PLATS, PAGES 55 THROUGH 59, 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 set forth in a document:

Recorded:	February 14, 1956
Recording No.:	531605
For:	Use of roads for hauling timber products
Affects:	Said premises and other property
2. Easement, including the terms and conditions thereof, granted by instrument;

Recorded:	December 23, 1941
Recording No.:	347748
In favor of:	Q.R. Bingham
For:	Access
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
Recording No.:	7905300013
Executed By:	Cascade River Community Club
6. Terms and Conditions of that Dedication;

Recorded:	August 12, 1981
Recording No.:	8108120027
Executed By:	Cascade River Community Club
7. Terms and Conditions of that Dedication;

EXHIBIT "B"

Exceptions
(continued)

Recorded: May 24, 1983
Recording No.: 8305240010
Executed By: Cascade River Community Club

8. Terms and conditions of that Dedication;

Recorded: April 17, 1997
Recording No.: 9704170053
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. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);

Recorded: January 7, 1964
Recording No.: 645118
Imposed By: Cascade River Development Company

11. 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: January 7, 1964
Recording No.: 645118

12. 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
Purpose: Telephone facilities
Recording Date: June 14, 2004
Recording No.: 200406140060
Affects: Roadways in the plat

EXHIBIT "B"**Exceptions
(continued)**

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

In favor of: City of Seattle, acting by and through Seattle City Light
Purpose: Ingress, egress and utilities
Recording Date: February 28, 2020
Recording No: 202002280115
Affects: Said Land

14. 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."

15. City, county or local improvement district assessments, if any.

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

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

©Copyright 2014
Northwest Multiple Listing Service
ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated 02/20/25
between Alex Kerrigan ("Buyer")
Buyer
and Zachariah A Lamont Kristina Lamont ("Seller")
Seller
concerning 63899 Cascade Park Place D1-69 Marblemount WA 98267 (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.

Authenticity
Alex Kerrigan 02/20/2025
Buyer Date

Authenticity
Zachariah A Lamont 01/06/2025
Seller Date

Authenticity
Kristina Lamont 01/06/2025
Seller Date