

When recorded return to:
Taylor Johnston and Derek H Johnston
828 52nd Street SE
Everett, WA 98203

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20250742
Mar 14 2025
Amount Paid \$1205.00
Skagit County Treasurer
By Lena Thompson Deputy

STATUTORY WARRANTY DEED

THE GRANTOR(S) Lance Jonathan Balla, a married man as his separate estate
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys and warrants to Taylor Johnston and Derek H Johnston, a married couple and
Leigh Mackenzie and Michael F Mackenzie, a married couple

the following described real estate, situated in the County of Skagit, State of Washington:
LOT 13, "CASCADE RIVER PARK NO. 2", AS PER PLAT RECORDED IN VOLUME 9 OF PLATS,
PAGES 20 AND 21, 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): P63813 / 3872-000-013-0004, ,


Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: March 12, 2025



Lance Jonathan BallaState of Washington
County of SnohomishThis record was acknowledged before me on March 12, 2025 by Lance Jonathan Balla.

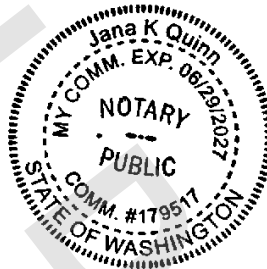
(Signature of notary public)
Notary Public in and for the State of Washington
My commission expires: 06/29/2027

EXHIBIT "A"
Exceptions

1. 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. 2:
Recording No: 682848
2. Easement(s) for the purpose(s) shown below and rights incidental thereto,
Purpose: Road purposes
Recording Date: January 13, 1965
Recording No.: 660830
Recording Date: January 14, 1965
Recording No.: 660901
3. Unrecorded right of way agreement and assignment of said Agreement, as disclosed by document including the terms, covenants and provisions thereof
Recording Date: September 15, 1952
Recording No.: 479844
4. Right of Way Agreement including the terms, covenants and provisions thereof
Recording Date: July 26, 1954
Recording No.: 504382
5. 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: April 17, 1997
Recording No.: 9704170053
6. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Granted to: Verizon Northwest Inc.
Purpose: Telephone facilities
Recording Date: June 14, 2004
Recording No.: 200406140060
7. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Granted to: City of Seattle, acting by and through Seattle City Light
Purpose: Access and utility
Recording Date: February 28, 2020

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

Recording No.: 202002280115

8. 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.
9. 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."
10. City, county or local improvement district assessments, if any.