

202503210037

03/21/2025 01:16 PM Pages: 1 of 5 Fees: \$307.50  
Skagit County Auditor, WA

**When recorded return to:**

Venu Nelluri  
Zenvate LLC  
10311 238th Place NE  
Redmond, WA 98053

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 20250810

Mar 21 2025

Amount Paid \$3205.00  
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

Escrow No.: 620058388

**CHICAGO TITLE CO.**

*620058388*

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Megan King, who aquired title as Megan Norton , a married person, as her 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 Zenvate LLC, a limited liability company

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

LOTS 20 AND 21, CASCADE RIVER PARK NO. 3, AS PER PLATS RECORDED IN VOLUME 9  
OF PLATS, PAGE(S) 22 TO 24, INCLUSIVE, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

Abbreviated Legal: (Required if full legal not inserted above.)

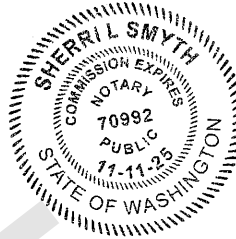
Tax Parcel Number(s): P63894 / 3873-000-021-0003, P63893/ 3873-000-020-0004

Subject to:

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

**STATUTORY WARRANTY DEED**  
(continued)Dated: 3-18-25Megan King  
Megan KingState of WA  
County of KingThis record was acknowledged before me on 3/18/25 by Megan King who acquired title as Megan Norton, as a separate estate.

(Signature of notary public)

Notary Public in and for the State of WAMy commission expires: 11/11/25

**EXHIBIT "A"**  
Exceptions

1. Unrecorded Right-of-Way Agreement, including the terms, covenants and provisions thereof;

Recording Date: September 15, 1952  
Recording No.: 479844

2. Agreement including the terms, covenants and provisions thereof;

Executed by: Bradsberry Timber Co, et al  
Recording Date: July 26, 1954  
Recording No.: 504382

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

Granted to: The State of Washington  
Purpose: Road purposes  
Recording Date: January 13, 1965  
Recording No.: 660830  
Affects: Exact location and extent of easement is undisclosed of record

4. 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

5. 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 lines and cables  
Recording Date: June 14, 2004  
Recording No.: 200406140060  
Affects: as described in said instrument

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

Granted to: Seattle City Light  
Purpose: ingress, egress and utilities  
Recording Date: February 28, 2020

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

Recording No.: 202002280115  
Affects: as described in said instrument

7. 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."

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

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 February 22, 2025  
 between Zenate LLC ("Buyer")  
Buyer  
 and Megan King ("Seller")  
Seller  
 concerning 63382 Diablo Place D3-21 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.

Authenticated: Venu Nelluri 02/22/2025  
Buyer Date

Authenticated: Megan King 02/07/2025  
Seller Date

\_\_\_\_\_  
 Buyer Date

\_\_\_\_\_  
 Seller Date