

202504150154

04/15/2025 03:12 PM Pages: 1 of 6 Fees: \$308.50  
Skagit County Auditor, WA

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 20251113

Apr 15 2025

Amount Paid \$1045.00  
Skagit County Treasurer  
By Lena Thompson Deputy

**When recorded return to:**

Samantha Crowley  
6950 Sylvan Way SW  
Seattle, WA 98106

Filed for record at the request of:



CHICAGO TITLE  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620058649

CHICAGO TITLE  
620058649

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Melody Waring as the Trustee The Joyce O. Bell Living Trust, dated August 24, 2016, and as amended

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys and warrants to Samantha Crowley, 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.218, CASCADE RIVER PARK NO. 1

Tax Parcel Number(s): P63771 / 3871-000-218-0008

Subject to:

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

**STATUTORY WARRANTY DEED**  
(continued)

Dated: 04/14/2025

The Joyce O. Bell Living Trust, dated August 24, 2016, and as amended

BY: Melody Waring  
Melody Waring  
Trustee

State of Washington

County of Snohomish

This record was acknowledged before me on 04/14/2025 by Melody Waring as Trustee of The Joyce O. Bell Living Trust, dated August 24, 2016, and as amended.

Colleen Blake  
(Signature of notary public)  
Notary Public in and for the State of Washington  
My appointment expires: 10/19/2027

COLLEEN T BLAKE  
NOTARY PUBLIC  
STATE OF WASHINGTON  
COMMISSION # 210372  
COMMISSION EXPIRES 10/19/2027

Notarized remotely online using communication technology via Proof.

**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P63771 / 3871-000-218-0008**

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LOT 218, "CASCADE RIVER PARK NO. 1", AS PER PLAT RECORDED IN VOLUME 8 OF PLATS AT PAGES 55 TO 59, INCLUSIVE, IN THE RECORDS OF SKAGIT COUNTY, STATE OF WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

**EXHIBIT "B"**  
Exceptions

1. Exceptions and reservations contained in those certain deeds from Bradsberry Timber Co., a corporation

Recording Date: May 28, 1942  
Recording No.: 352577  
Recording No.: 352578

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 the Plat of Cascade River Park No. 1:

Recording No: 639857

3. Provision contained in Dedication and the terms and conditions thereof:

Recording Date: May 30, 1979  
Recording No.: 7905300013

It is further dedicated and decreed that in conveying any lot owned other than by Cascade River Community Club, a nonprofit corporation, shall include in addition to the description of the lot or lots, the words "Together with an undivided interest in all property owned of record in the name of Cascade River Community Club, a nonprofit corporation."

Modification(s) of said covenants, conditions and restrictions

Recording Date: August 12, 1981  
Recording No.: 8108120027

Modification(s) of said covenants, conditions and restrictions

Recording Date: May 24, 1983  
Recording No.: 8305240010

4. 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 Community Club, Inc.  
Recording Date: May 30, 1979  
Recording No.: 7905300013

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

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

document:

In favor of: Verizon Northwest, Inc.  
Purpose: Easement for telephone facilities  
Recording Date: June 14, 2004  
Recording No.: 200406140060

6. 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

7. 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.

8. 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."

9. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.

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

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