

202511210060

11/21/2025 11:12 AM Pages: 1 of 4 Fees: \$306.50
Skagit County Auditor, WA

When recorded return to:

Nazia Zaman
Meemnoon LLC
64258 Lookout Mountain Loop
Marblemount, WA 98267

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20253807
Nov 21 2025
Amount Paid \$5605.00
Skagit County Treasurer
By Lena Thompson Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

701 5th Avenue, Suite 2700
Seattle, WA 98104

Escrow No.: 0301773-OC

Chicago Title
620060137

STATUTORY WARRANTY DEED

THE GRANTOR(S) Samantha Crowley and Martin Crowley, 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 Meemnoon LLC, a Washington limited liability company

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

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.

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

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


Subject to:

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

STATUTORY WARRANTY DEED
(continued)

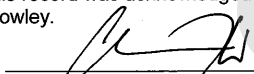
Dated: 11/20/2025


Samantha Crowley


Martin Crowley

State of WA
County of Kirk

This record was acknowledged before me on 11/20/25 by Samantha Crowley and Martin Crowley.


(Signature of notary public)

Notary Public in and for the State of WA

My commission expires: 3-29-29



EXHIBIT "A"
Exceptions

Exceptions Set forth on attached exhibit and by this reference made a part hereof as if fully incorporated herein.

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 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

EXHIBIT "A"Exceptions
(continued)

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