

When recorded return to:

Jeshua Balderas
1232 Hoyt Ave
Everett, WA 98201

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20261544

May 22 2026

Amount Paid \$565.00
Skagit County Treasurer
By Kaylee Oudman Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

CHICAGO TITLE
620061921

Escrow No.: 620061921

STATUTORY WARRANTY DEED

THE GRANTOR(S) Eli Ren, 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 Jeshua Balderas, an unmarried person

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 7, CASCADE RIVER PARK NO. 1

Tax Parcel Number(s): P63554 / 3871-000-007-0003

Subject to:

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

STATUTORY WARRANTY DEED
(continued)Dated: 05/21/2026Eli Ren
Eli RenState of Washington
County of Snohomish

This record was acknowledged before me by means of communication technology

on 05/21/2026 by Eli Ren(electronic official
stamp)Colleen Blake
Notary Public
My commission 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): P63554 / 3871-000-007-0003

LOT 7, CASCADE RIVER PARK NO. 1, AS PER PLAT RECORDED IN VOLUME 8 OF PLATS,
PAGES 54 THROUGH 59, INCLUSIVE, 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 granted in a document:

Purpose:	Use of roads for hauling timber products
Recording Date:	February 14, 1956
Recording No.:	531605
Affects:	Said premises and other property

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

In favor of:	Q.R. Bingham
Purpose:	Access
Recording Date:	December 23, 1941
Recording No.:	347748
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. 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

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

Granted to:	All property owners in said plat
Purpose:	Ingress, egress and utilities
Recording Date:	April 22, 1965

EXHIBIT "B"Exceptions
(continued)

Recording No.: 665207
Affects: As described

6. 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 17, 1965
Recording No.: 666277

7. Liens and charges as set forth in the above mentioned declaration,

Payable to: Cascade River Development Company

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

Granted to: All property owners in said plat
Purpose: Ingress, egress and utilities
Recording Date: April 29, 1970
Recording No.: 738440
Affects: As described

9. Liens and charges as set forth in the Articles of Incorporation and By-Laws

Payable to: The Cascade River Community Club, Inc.

10. Terms and conditions of that dedication;

Recording Date: May 30, 1979
Recording No.: 7905300013
Executed By: Cascade River Community Club

11. Terms and Conditions of that Dedication;

Recording Date: August 12, 1981
Recording No.: 8108120027
Executed By: Cascade River Community Club

12. Terms and Conditions of that Dedication;

Recording Date: May 24, 1983

EXHIBIT "B"Exceptions
(continued)

Recording No.: 8305240010
Executed By: Cascade River Community Club

13. Terms and conditions of that Dedication;

Recording Date: April 17, 1997
Recording No.: 9704170053
Grantor: Cascade River Community Club

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.

16. Assessments, if any, levied by The Cascade River Community Club, Inc..

17. Assessments, if any, levied by Cascade River Development Company.