

When recorded return to:
Adam Deitz and Nicole Deitz
18751 Cascade Ridge Ct
Mount Vernon, WA 98274

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20261968

Jun 23 2026

Amount Paid \$23446.00
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.: 620062509

CHICAGO TITLE
620062509

STATUTORY WARRANTY DEED

THE GRANTOR(S) Marilee C Erickson and Robert A Erickson, wife and husband

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys and warrants to Adam Deitz and Nicole Deitz, husband and wife

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 6, CASCADE RIDGE COURT

Tax Parcel Number(s): P108099 / 4668-000-006-0000

Subject to:

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

STATUTORY WARRANTY DEED

(continued)

Dated: June 22, 2026



Marilee C Erickson



Robert A Erickson

State of WashingtonCounty of SkagitThis record was acknowledged before me on June 22, 2026 by Marilee C Erickson and Robert A Erickson.

(Signature of notary public)

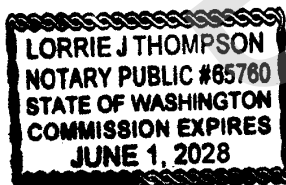
Notary Public in and for the State of WashingtonMy appointment expires: 6-1-2028

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P108099 / 4668-000-006-0000

LOT 6, "PLAT OF CASCADE RIDGE COURT", AS PER PLAT RECORDED IN VOLUME 16 OF PLATS, PAGES 87 THROUGH 89, INCLUSIVE, RECORDS OF SKAGIT COUNTY, WASHINGTON.

TOGETHER WITH A 30 FOOT ACCESS AND UTILITY EASEMENT OVER AND ACROSS A PORTION OF LOTS 5 AND 6 AS SHOWN ON THE FACE OF THE PLAT.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"
Exceptions

1. Reservations of oil, coal, gas and minerals and/or mineral rights of any nature, and right of entry to explore same, contained in the deed

Grantor: English Lumber Co.
Recording Date: May 21, 1934
Recording No.: 262330

NOTE: This exception does not include present ownership of the above mineral rights.

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

In favor of: J.M. Sherrill and Nina V. Sherrill, husband and wife
Purpose: Right-of-way
Recorded: May 8, 1944
Recording No.: 373093
Affects: Portion of said premises

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

In favor of: Penn Timber Inc.
Purpose: Ingress, egress, and utilities
Recorded: September 10, 1979
Recording No.: 7909100056

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

In favor of: Georgia Pacific
Purpose: Ingress and egress
Recorded: June 19, 1989
Recording No.: 8906190004

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

In favor of: Keith S. Johnson and Alison R. Johnson, husband and wife
Purpose: Ingress, egress and utilities
Recorded: February 25, 1992
Recording No.: 9202250094
Affects: Portion of said premises

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

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

In favor of: Cascade Natural Gas Corporation
Purpose: A natural gas pipeline or pipelines
Recorded: March 17, 1994
Recording No.: 9403170036

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

In favor of: Keith S. Johnson and Alison R. Johnson, husband and wife
Purpose: Ingress, egress and utilities
Recorded: July 2, 1991
Recording No.: 9107020145
Affects: Said premises, the exact location and extent of said easement is undisclosed of record

NOTE: Said rights of ingress, egress, and utilities have been granted to numerous parties of said described property including, but not limited to, conveyances under Recording Nos. 9107080018, 9107090057, 9109270026, 9109300049, and 9201140059, records of Skagit County, Washington.

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

In favor of: Puget Sound Power and Light Company
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances
Recorded: July 9, 1991
Recording No.: 9107090056
Affects: Portion of said premises

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

In favor of: Puget Sound Power and Light Company
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances
Recorded: January 26, 1993
Recording No.: 9301260091
Affects: Portion of said premises

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

In favor of: The County of Skagit, State of Washington
Purpose: Storm water, drainage and pond maintenance
Recorded: July 15, 1994
Recording No.: 9407150026

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

11. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:
- In favor of: Keith S. Johnson and Alison R. Johnson, husband and wife
Recorded: February 26, 1992
Recording No.: 9202260069
12. Notice of Action and the terms and conditions thereof:
- Recorded: December 4, 1995
Recording No.: 9512040066
13. Terms and conditions of Variance No. 92-021
- Recorded: July 6, 1992
Recording No.: 9207060039
14. Terms and conditions of Variance No. 93-009
- Recorded: June 15, 1995 and December 21, 1995
Recording No.: 9506150044
Recording No.: 9512210029
15. 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 Ridge Court:
- Recording No: 9601190017
16. Covenants, conditions, restrictions and easements 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: June 26, 1996
Recording No.: 9606260031
17. Low Flow Mitigation Summary including the terms, covenants and provisions thereof;

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

Recording Date: May 14, 2007
Recording No.: 200705140141

18. 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 Survey:

Recording No: 202207080084

19. Boundary Line Agreement and the terms and conditions thereof:

Recording Date: December 29, 2025
Recording No.: 202512290047

20. 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."

21. General and special taxes and charges, payable February 15, delinquent if first half unpaid on May 1, second half delinquent if unpaid on November 1 of the tax year (amounts do not include interest and penalties):

Year: 2026
Tax Account No.: P108099 / 4668-000-006-0000
Levy Code: 2665
Assessed Value-Land: \$399,500.00

EXHIBIT "B"Exceptions
(continued)

Assessed Value-Improvements: \$919,500.00

General and Special Taxes:

Billed: \$11,242.41

Paid: \$5,621.24

Unpaid: \$5,621.17

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