

When recorded return to:
Kevin Greenough
20413 Aliston Lane
Burlington, WA 98233

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 2021-2244
May 20 2021
Amount Paid \$181.00
Skagit County Treasurer
By Heather Beauvais Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620047714

CHICAGO TITLE
620047714

STATUTORY WARRANTY DEED

THE GRANTOR(S) Alan Venegas, an unmarried person

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Kevin Greenough, an unmarried person

the following described real estate, situated in the County of Skagit, State of Washington:
LOT 162, CASCADE RIVER PARK NO. 1, AS PER PLAT RECORDED IN VOLUME 8 OF PLATS,
PAGES 55 THROUGH 59, 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): P63712 / 3871-000-162-0004

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: May 17, 2021

Alan Venegas
Alan Venegas

State of Washington

County of Snohomish

I certify that I know or have satisfactory evidence that

Alan Venegas
is are the person(s) who appeared before me, and said person(s) acknowledged that
he (he/she/they) signed this of instrument and acknowledged it to be his (his/her/their) free and voluntary act
for the uses and purposes mentioned in this instrument.

Dated: 5/19/2021

Julie M Dixon
Name: Julie M Dixon
Notary Public in and for the State of _____
Residing at: Cannano Island
My appointment expires: 2/2/2022

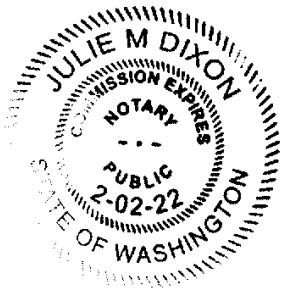


EXHIBIT "A"
Exceptions

1. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, 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 Cascade River Park No. 1, recorded in Volume 8 of PLats, Pages 55 through 59:

Recording No: 639857
2. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

In favor of: Pankratz Lumber Company
Purpose: Hauling lumber and timber products
Recording Date: February 14, 1956
Recording No.: 531605
Affects: An 80 foot right-of-way of undisclosed location
3. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Purpose: Ingress, egress, drainage and utilities
Recording Date: April 22, 1965
Recording No.: 665207
4. 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: right-of-way
Recording Date: June 14, 2004
Recording No.: 200406140060
5. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: City of Seattle
Purpose: Ingress, egress and utilities
Recording Date: February 28, 2020
Recording No.: 202002280115
6. The property may be subject to the Skagit County Right-to-Manage Natural Resource Lands Disclosure, Skagit County Code Section 14.38, which states:

EXHIBIT "A"

Exceptions
(continued)

"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."

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