

When recorded return to:
Albert W. Robinson and Pamela Ellen Robinson
134 West Green Valley Rd
Oak Harbor, WA 98277

POOR ORIGINAL

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 2021-4635
Oct 08 2021
Amount Paid \$885.00
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.: 620049200

CHICAGO TITLE CO.
620049200

STATUTORY WARRANTY DEED

THE GRANTOR(S) Karen Karamidjian, trustee of The Susan Hirschy Hased Third Party Special Needs Trust

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Albert W. Robinson and Pamela Ellen Robinson, a married couple

the following described real estate, situated in the County of Skagit, State of Washington:
LOT 118, "CASCADE RIVER PARK NO. 3" AS PER PLAT RECORDED IN VOLUME 9 OF PLATS, PAGE(S) 22 THROUGH 24, 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): P63991 / 3873-000-118-0007

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: September 26, 2021

The Susan Hirschy Hesel Third Party Special Needs Trust

BY: Karen Karamidijan
Karen Karamidijan
Trustee

State of IDAHO
ADAMS COUNTY of ADAMS

I certify that I know or have satisfactory evidence that KAREN KARAMIDIJAN
KIRAMIDIJAN

is/are the person(s) who appeared before me, and said person acknowledged that (he/she/they) signed this instrument, on oath stated that (he/she/they) was authorized to execute the instrument and acknowledged it as the Trustee of The Susan Hirschy Hesel Third Party Special Needs Trust to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: SEPTEMBER 29, 2021

TAMARA ROBERTSON
Name: TAMARA ROBERTSON
Notary Public in and for the State of IDAHO
Residing at: BOISE ID
My appointment expires: 9/15/23

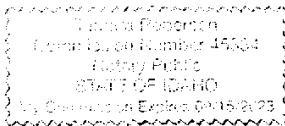


EXHIBIT "A"
Exceptions

1. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, 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. 3:

Recording No: 684135

2. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: January 13, 1965
Auditor's No(s).: 660830, records of Skagit County, Washington
In favor of: The State of Washington
For: Road purposes

Note: Exact location and extent of easement is undisclosed of record.

3. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: January 14, 1965
Auditor's No(s).: 660901, records of Skagit County, Washington
In favor of: Georgia-Pacific Corporation, a Georgia corporation
For: Road purposes

Note: Exact location and extent of easement is undisclosed of record.

4. Unrecorded Right-of-Way Agreement, including the terms and conditions thereof; entered into;
By: Bradsberry Timber Co., a corporation
And Between: Bellingham Plywood Corporation, a corporation
Recorded: September 15, 1952
Auditor's No.: 479844, records of Skagit County, Washington

No search has been made as to the current ownership of said right-of-way.

5. Agreement, including the terms and conditions thereof; entered into;
By: Bradsberry Timber Co., a corporation
And Between: John S. Pankratz
Recorded: July 26, 1954
Auditor's No. 504382, records of Skagit County, Washington
Providing: Right-of-Way Agreement

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

EXHIBIT "A"

Exceptions -
(continued)

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: December 21, 1973 and May 31, 1974
Recording No.: 794798 and 801637

7. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);
Recorded: December 21, 1973 and May 31, 1974
Auditor's No(s): 794798 and 801637, records of Skagit County, Washington
Imposed By: Cascade River Development Company

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

Purpose: Telephone facilities
Recording Date: June 14, 2004
Recording No.: 200406140060
Affects: as described in said instrument

9. 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
Affects: as described in said instrument

10. 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

EXHIBIT "A"
Exceptions
(continued)

you are adjacent to designated NR Lands, you will have setback requirements from designated NR Lands."

11. City, county or local improvement district assessments, if any.
12. Any unrecorded leaseholds, right of vendors and holders of security interests on personal property installed upon the Land and rights of tenants to remove trade fixtures at the expiration of the terms.