

When recorded return to:
James Shaver
229 N Shaver St
Portland, OR 97227

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2021-4756

Oct 15 2021

Amount Paid \$341.00

Skagit County Treasurer

By Marissa Guerrero Deputy

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

CHICAGO TITLE
020049654

Escrow No.: 620049654

STATUTORY WARRANTY DEED

THE GRANTOR(S) Kevin Greenough, 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 James Shaver, an unmarried person and Brighid King, 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: 10/14/21




Kevin Greenough

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Kevin Greenough is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 10/14/21



Name: Kellia Mayo
Notary Public in and for the State of WA
Residing at: Colton, WA
My appointment expires: 6/19/25



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. I, 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.