

When recorded return to:
Jameson Pugmire
11425 120th Ave. NE
Kirkland, WA 98033

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

CHICAGO TITLE
620049145

Escrow No.: 620049145

STATUTORY WARRANTY DEED

THE GRANTOR(S) Paul R Brass and Susan Leigh Brass, a married couple
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Jameson Pugmire, a single man

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 23, CASCADE RIVER PARK NO. 2

Tax Parcel Number(s): P63823 / 3872-000-023-0002

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 2021-5739
Dec 15 2021
Amount Paid \$2885.00
Skagit County Treasurer
By Lena Thompson Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: December 7, 2021

Paul R Brass
Paul R Brass

Susan Leigh Brass
Susan Leigh Brass

State of Washington
County of Whatcom

This record was acknowledged before me on 12/11/21 by
Paul & Susan Brass

Jennifer Jensen
(Signature of notary public)

Notary Public in and for the State of WA
Residing at: Levinville
My commission expires: 03/22/24

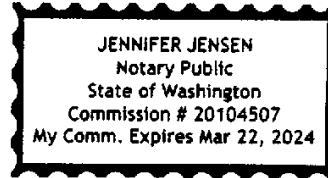


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P63823 / 3872-000-023-0002

LOT 23, CASCADE RIVER PARK NO. 2, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 9 OF PLATS, PAGE(S) 20 AND 21, 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:	Road purposes
Recording Date:	January 13, 1965
Recording No.:	660830
Recording Date:	January 14, 1965
Recording No.:	660901

2. Unrecorded right of way agreement as disclosed by document including the terms, covenants and provisions thereof:

Between:	Bradsberry Timber Co., a corporation
And:	Bellingham Plywood Corporation, a corporation
Recording Date:	September 15, 1952
Recording No.:	479844

All rights acquired by the said Bellingham Plywood Corporation, assigned to Eclipse Lumber Company, Inc., a Washington corporation, under Assignment dated July 15, 1948 and recorded September 15, 1952 under Auditor's File No. 479844.

3. Right of Way Agreement including the terms, covenants and provisions thereof

Recording Date:	July 26, 1954
Recording No.:	504382

4. 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. 2, recorded in Volume 9 of Plats, Pages 20 and 21:

Recording No:	682848
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5. 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:	June 26, 1976
Recording No.:	837755

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

6. Any unpaid assessments or charges and liability to further assessments or charges, for which a lien may have arisen (or may arise), as provided for under Washington law and in instrument set forth below:
- Imposed by: Cascade River Development Company
 Recording Date: June 26, 1976
 Recording No.: 837755
7. Terms and conditions of that instrument:
- Recorded: May 26, 1979
 Auditor's No.: 7905300013, records of Skagit County, Washington
- Recorded: August 12, 1981
 Auditor's No.: 8108120027, records of Skagit County, Washington
- Recorded: May 24, 1983
 Auditor's No.: 8305240010, records of Skagit County, Washington
- Recorded: April 17, 1997
 Auditor's No.: 9704170053, records of Skagit County, Washington
8. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
- Granted to: Verizon Northwest Inc.
 Purpose: Telephone facilities
 Recording Date: June 14, 2004
 Recording No.: 200406140060
9. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
- Granted to: City of Seattle, acting by and through Seattle City Light
 Purpose: Utilities
 Recording Date: February 28, 2020
 Recording No.: 202002280115
10. As to any portion of said land now, formerly or in the future covered by water: Questions or adverse claims related to (1) lateral boundaries of any tidelands or shorelands; (2) shifting in course, boundary or location of the body of water; (3) rights of the State of Washington if the body of water is or was navigable; and (4) public regulatory and recreational rights (including powers of the USA) or private riparian rights which limit or prohibit use of the land or water.

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

11. 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."
12. City, county or local improvement district assessments, if any.
13. 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.