

**When recorded return to:**  
William V. Roehm and Katherine A. Roehm  
63403 High Ridge Drive  
Marblemount, WA 98267

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

**CHICAGO TITLE**  
**620049199**

Escrow No.: 620049199

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Karen Karamidjian, Trustee of The Susan Hirschy Hesel 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 William V. Roehm and Katherine A. Roehm, a married couple

the following described real estate, situated in the County of Skagit, State of Washington:  
LOT 117, "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): P63990 / 3873-000-117-0008

Subject to:

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

**STATUTORY WARRANTY DEED**  
(continued)

Dated: January 4, 2022

The Susan Hirschy Hesel Third Party Special Needs Trust

BY: Karen R. Karamidjian, Trustee  
Karen R. Karamidjian  
Trustee

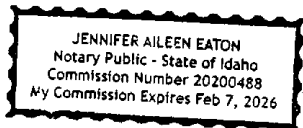
State of Idaho  
County of Ada

This record was acknowledged before me on Jan 5, 2022 by  
Karen R. Karamidjian

as Trustee of  
Susan Hirschy Hesel 3rd Party Disability Trust

Jennifer Aileen Eaton  
(Signature of notary public)

Notary Public in and for the State of Idaho  
Residing at: Ada  
My commission expires: Feb. 7 2026



**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.