

When recorded return to:
Stephen Bighaus and Maria Bighaus and Jason
Bighaus
63798 West Cascade Drive D1151
Marblemount, WA 98267

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

CHICAGO TITLE CO.

620050811

Escrow No.: 620050811

STATUTORY WARRANTY DEED

THE GRANTOR(S) Karen Kaye Martin, a single person

for and in consideration of Ten And No/100 Dollars (\$10.00) and other valuable consideration in hand paid, conveys, and warrants to Stephen Bighaus and Maria Bighaus, a married couple and Jason Bighaus, an unmarried person

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 51, CASCADE RIVER PARK NO. 1

Tax Parcel Number(s): P63600\ 3871-000-051-0008

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2022-983

Mar 14 2022

Amount Paid \$845.00
Skagit County Treasurer
By Lena Thompson Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: March ¹¹~~3~~, 2022

Karen Kaye Marten
Karen Kaye Marten

State of ARIZONA
County of LA PAZ

This record was acknowledged before me on MARCH 11, 2022 by
KAREN KAYE MARTEN

Anna Lou Burke
(Signature of notary public) ANNA LOU BURKE

Notary Public in and for the State of ARIZONA
Residing at: LAKE HAVASU CITY, AZ 86403
My commission expires: 01-19-2023

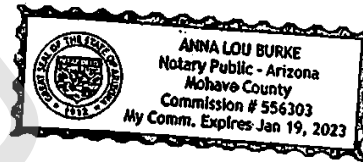


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P63600\ 3871-000-051-0008

**LOT 51, 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.

EXHIBIT "B"
Exceptions

1. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, 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 the Plat of Cascade River Park No. 1:

Recording No: 639857
2. Covenants, conditions, restrictions and easements 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(s)

Recording Date: May 28, 1942
Recording No.: 352577
Recording No.: 352578
Executed By: Bradsberry Timber Company
3. Easement, including the terms and conditions thereof, granted by instrument;

Recording Date: December 23, 1941
Recording No.: 347748
In favor of: Q.R. Bingham
For: Access
Affects: Said premises, the exact location and extent of said easement is undisclosed of record
4. Easement, including the terms and conditions thereof, granted by instrument;

Recording Date: February 14, 1956
Recording No.: 531605
For: Use of roads for hauling timber products
Affects: Said premises and other property
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

EXHIBIT "B"

**Exceptions
(continued)**

- Recording Date: May 31, 1974
Recording No.: 801605
6. Terms and conditions of that dedication;
- Recording Date: May 30, 1979
Recording No.: 7905300013
Executed By: Cascade River Community Club
7. Terms and Conditions of that Dedication;
- Recording Date: August 12, 1981
Recording No.: 8108120027
Executed By: Cascade River Community Club
8. Terms and Conditions of that Dedication;
- Recording Date: May 24, 1983
Recording No.: 8305240010
Executed By: Cascade River Community Club
9. Terms and conditions of that Dedication;
- Recording Date: April 17, 1997
Recording No.: 9704170053
Grantor: Cascade River Community Club
10. Verizon Northwest Inc. Easement for Telephone Facilities, including the terms, covenants and provisions thereof
- Recording Date: June 14, 2004
Recording No.: 200406140060
11. 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: Ingress, egress and utilities
Recording Date: February 28, 2020
Recording No.: 202002280115
12. Lien of assessments levied pursuant to the Declaration for Cascade River Community Club, Inc. to the extent provided for by Washington law.
13. 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 "B"**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."

14. Assessments, if any, levied by Cascade River Community Club.
15. City, county or local improvement district assessments, if any.

Form 22P
Skagit Right-to-Manage Disclosure
Rev. 10/14
Page 1 of 1

**SKAGIT COUNTY
RIGHT-TO-MANAGE
NATURAL RESOURCE LANDS DISCLOSURE**

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Northwest Multiple Listing Service
ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated February 3, 2022
between Stephen Bighaus Jason Bighaus ("Buyer")
Buyer Buyer
and Karen Kaye Martin ("Seller")
Seller Seller
concerning 63798 W Cascade Dr Marblemount WA 98267 (the "Property")
Address City State Zip

Buyer is aware that 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.

Seller and Buyer authorize and direct the Closing Agent to record this Disclosure with the County Auditor's office in conjunction with the deed conveying the Property.

Authenticator
Stephen Bighaus 02/04/22
Buyer Date

Karen K. Martin 11/24/2021
Seller Date

Authenticator
Jason Bighaus 02/06/22
Buyer Date

Karen K. Martin 03/11/2022
Seller Date