

202206010086

06/01/2022 03:13 PM Pages: 1 of 5 Fees: \$207.50
Skagit County Auditor

When recorded return to:

Alexander Zelter and Nina Johanna Isoherranen
3240 NE 104th St
Seattle, WA 98125

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2022 2276
JUN 01 2022

Amount Paid \$ 917-
Skagit Co. Treasurer
By [Signature] Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620051479

CHICAGO TITLE
020051479

STATUTORY WARRANTY DEED

THE GRANTOR(S) Mary Shliff, an unmarried person and Mark Murcay, 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 Alexander Zelter and Nina Johanna Isoherranen, a married couple

the following described real estate, situated in the County of Skagit, State of Washington:
LOT(S) 75 AND 76, CASCADE RIVER PARK NO. 3, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 9 OF PLATS, PAGE(S) 22 THROUGH 24, 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): P63948 / 3873-000-075-0008, P63949 / 3873-000-076-0007

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: May 26, 2022

Mary Shliff
Mary Shliff
Mark Murcay
Mark Murcay

State of Washington
County of Skagit
This record was acknowledged before me on 5-27-22 by Mary Shliff.

Jennifer Brazil
(Signature of notary public)
Notary Public in and for the State of Washington
My commission expires: 7-25-2024

JENNIFER BRAZIL
Notary Public
State of Washington
Commission # 187468
My Comm. Expires Jul 25, 2024

State of Washington
County of Skagit
This record was acknowledged before me on 5-27-22 by Mark Murcay.

Jennifer Brazil
(Signature of notary public)
Notary Public in and for the State of Washington
My commission expires: 7-25-2024

JENNIFER BRAZIL
Notary Public
State of Washington
Commission # 187468
My Comm. Expires Jul 25, 2024

EXHIBIT "A"

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 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 and Provisions as disclosed in documents on numerous lots in said subdivision.

Recording Date: July 1, 1966
 Recording No.: 801354

EXHIBIT "A"Exceptions
(continued)

7. 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: December 26, 1967 and May 28, 1974
Recording No.: 708375 an 801624

8. 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
Affects: as described in said instrument

9. 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."

10. 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 May 7, 2022
between Alexander Zelter and Nina Johanna Isoherranen ("Buyer")
Buyer Buyer
and Mary Shliff Mark Murcray ("Seller")
Seller Seller
concerning 63354 High Ridge Drive 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.

Authentisign
Alexander Zelter 05/08/22
Buyer Date

Authentisign
Mary Shliff 04/22/2022
Seller Date

Authentisign
Nina] Isoherranen 05/08/22
Buyer Date

Authentisign
Mark Murcray 04/22/2022
Seller Date