

AFTER RECORDING, RETURN TO:

Cascadia Water, LLC
250 SW Taylor St
Portland, Oregon 97204
Attn: _____

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20223382
Aug 16 2022
Amount Paid \$3669.00
Skagit County Treasurer
By Kaylee Oudman Deputy

STATUTORY WARRANTY DEED

Document: Statutory Warranty Deed

Reference numbers of related documents: N/A

Grantor(s): NORTHWEST WATER SERVICES, LLC

Grantee(s): CASCADIA WATER, LLC

Abbreviated Legal Description: LT 47, SKAGIT RIVER COLONY;
Certificate of Water Right G1-20409C, which is
appurtenant to LT 12-58, SKAGIT RIVER
COLONY (water right only); and
Water Right Claim G1-006406CL, which is
appurtenant to NE¼SE¼, Sec. 32, T33N, R4EWM
(water right only)

Additional Legal Description is on **Exhibit A** and **Exhibit B** (water rights)

Assessor's Property Tax Parcel Account Number(s): P69499/4011-000-047-0004
P17654 (water right only)

Fidelity National Title of Oregon

Escrow 45142128361
Title 620049759

Statutory Warranty Deed

EXHIBIT A

Legal Description

LOT 47, SKAGIT RIVER COLONY, AS PER PLAT RECORDED IN VOLUME 8 OF PLATS,
PAGES 65 AND 66, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT B

Water Rights

1. Certificate G1-20409C, which is appurtenant to Lots 12 through 58, Plat of Skagit River Colony, within Sec. 20, T. 35 N., R. 9 E.W.M.
2. Claim G1-006406CL, which is appurtenant to NE $\frac{1}{4}$ SE $\frac{1}{4}$ of Sec. 32, T. 33 N., R. 4 E.W.M.

EXHIBIT CPermitted 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 the Plat of Skagit River Colony:

Recording No: 648520

2. Restrictive Covenants, and the terms and conditions thereof:

Recording Date: December 1, 2010

Recording No.: 201012010054

Recording No.: 201012010055

3. Declaration of Covenant, and the terms and conditions thereof:

Recording Date: March 24, 2011

Recording No.: 201103240145

4. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Purpose: Water lines

Recording Date: August 16, 2010

Recording No.: 201008160072

5. 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.”