

When recorded return to:
Hayley Newman Minier and David A. Minier
45281 Ridgeway Ct
Concrete, WA 98237

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20235557

Feb 23 2023

Amount Paid \$85.00

Skagit County Treasurer

By Lena Thompson Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

CHICAGO TITLE COMPANY
620053614

Escrow No.: 620053614

STATUTORY WARRANTY DEED

THE GRANTOR(S) Peter J. Poeschel, a married man

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Hayley Newman Minier and David A. Minier, a married couple

the following described real estate, situated in the County of Skagit, State of Washington:

LOT 173, "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.

Abbreviated Legal: (Required if full legal not inserted above.)

Tax Parcel Number(s): P63723 / 3871-000-173-0001

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: 2-23-2023

Peter J. Poeschel
Peter J. Poeschel

Donna J. Poeschel
Donna J. Poeschel

State of WA
County of Snohomish

This record was acknowledged before me on 2-23-23 by Peter J. Poeschel and Donna J. Poeschel.

Don Graham
(Signature of notary public)
Notary Public in and for the State of WA
My appointment expires: 4-9-25

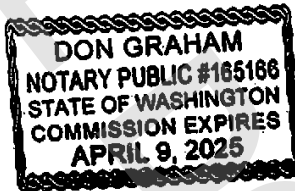


EXHIBIT "A"
Exceptions

1. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

Recorded:	February 14, 1956
Auditor's No.:	531605
For:	Use of roads for hauling timber products
Affects:	Said premises and other property

2. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

Recorded:	December 23, 1941
Auditor's 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

3. 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:	May 28, 1942
Recording No.:	352577
Recording No.:	352578

4. Terms and conditions of that dedication:

Recorded:	May 30, 1979
Auditor's No.:	7905300013
Executed By:	Cascade River Community Club

5. Terms and Conditions of that Dedication;

Recorded:	August 12, 1981
Auditor's No(s).:	8108120027
Executed By:	Cascade River Community Club

6. Terms and Conditions of that Dedication;

Recorded:	May 24, 1983
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EXHIBIT "A"

Exceptions
(continued)

Auditor's No(s): 8305240010
Executed By: Cascade River Community Club

7. Terms and conditions of that Dedication;

Recorded: April 17, 1997
Auditor's No.: 9704170053
Grantor: Cascade River Community Club

8. 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 Div. 1:

Recording No: 639857

9. 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: May 24, 1974
Recording No.: 801347

10. 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: May 24, 1974
Recording No.: 801347

11. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

In favor of: Verizon Northwest Inc., a Washington corporation
Purpose: Telephone facilities
Recording Date: June 14, 2004
Recording No.: 200406140060

12. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a

EXHIBIT "A"Exceptions
(continued)

document:

In favor of: City of Seattle, acting by and through Seattle City Light
Purpose: Ingress, egress and utilities
Recording Date: February 28, 2020
Recording No.: 202002280115

13. 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.
14. 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."

15. City, county or local improvement district assessments, if any.

16. Dues, charges and assessments, if any, levied by Cascade River Park Maintenance Company.