

202406250008

06/25/2024 09:25 AM Pages: 1 of 7 Fees: \$309.50  
Skagit County Auditor, WA

When recorded return to:  
Daniel Perez-Moreno  
816 23rd Ave  
Seattle, WA 98122

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
Affidavit No. 20241084  
Jun 25 2024  
Amount Paid \$1525.00  
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

Escrow No.: 620056161

CHICAGO TITLE CO.  
*LE20056161*

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Albert W. Robinson and Pamela Ellen Robinson, a married couple  
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration  
in hand paid, conveys and warrants to Daniel Perez-Moreno, a married person as his separate estate

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 118, "CASCADE RIVER PARK NO. 3"

Tax Parcel Number(s): P63991 / 3873-000-118-0007

Subject to:

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

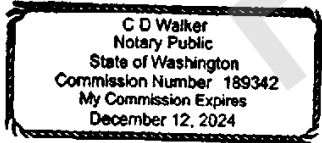
**STATUTORY WARRANTY DEED**  
(continued)

Dated: 06/20/2024

Albert W. Robinson  
Albert W. Robinson  
Pamela Ellen Robinson  
Pamela Ellen Robinson

State of Washington  
County of Island  
This record was acknowledged before me on 10.20.24 by Albert W. Robinson and Pamela Ellen Robinson.

C. D. Walker  
(Signature of notary public) C. D. WALKER  
Notary Public in and for the State of Washington  
My commission expires: 12.12.24



**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P63991 / 3873-000-118-0007**

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LOT 118, "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.

**EXHIBIT "B"**  
Exceptions

1. Unrecorded Right-of-Way Agreement and the terms and conditions thereof:  
Executed by: Bradsberry Timber Co., a corporation and Bellingham Plywood Corporation, a corporation  
Recording Date: September 15, 1952  
Recording No.: 479844
2. Right-of-Entry Agreement and the terms and conditions thereof:  
Executed by: Bradsberry Timber Co., a corporation and John S. Pankratz  
Recording Date: July 26, 1954  
Recording No.: 504382
3. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:  
In favor of: The State of Washington  
Purpose: Road purposes  
Recording Date: January 13, 1965  
Recording No.: 660830  
Affects: Portion of said premises
4. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:  
In favor of: Georgia-Pacific Corporation, a Georgia corporation  
Purpose: Road purposes  
Recording Date: January 14, 1965  
Recording No.: 660901  
Affects: Portion of said premises
5. 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. 3:  
Recording No: 684135
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 forth in applicable state or federal laws, except to the extent that said covenant or restriction is

**EXHIBIT "B"**Exceptions  
(continued)

permitted by applicable law, as set forth in the document

Recording Date: December 21, 1973 and May 31, 1974  
Recording No.: 794798  
Recording No.: 801637

7. 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: December 21, 1973 and May 31, 1974  
Recording No.: 794798  
Recording No.: 801637

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: Portion of said premises

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: Portion of said premises

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.

**EXHIBIT "B"**Exceptions  
(continued)

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."

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.

