

When recorded return to:
Kathleen Shirley Collins
16410 Dike Road
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20241386

Jul 17 2024

Amount Paid \$1093.00

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

620056774

Escrow No.: 620056774

STATUTORY WARRANTY DEED

THE GRANTOR(S) Raymond E. Husby and Michele A.E. Husby, husband and wife

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys and warrants to Kathleen Shirley Collins, an unmarried person

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

LOT 227, "CASCADE RIVER PARK NO. 1", AS PER PLAT RECORDED IN VOLUME 8 OF
PLATS, PAGES 55 THROUGH 59, INCLUSIVE, RECORDS OF SKAGIT COUNTY,
WASHINGTON.

TOGETHER WITH AN UNDIVIDED INTEREST IN ALL PROPERTY OWNED OF RECORD IN
THE NAME OF CASCADE RIVER COMMUNITY CLUB, A NON-PROFIT CORPORATION,
WHICH HAS BEEN DEDICATED TO THE USE OF LOT OWNERS, BY INSTRUMENTS
RECORDED UNDER AUDITOR'S FILE NOS. 7905300013 AND 8108210027.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

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

Tax Parcel Number(s): P63780 / 3871-000-227-0007

Subject to:

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

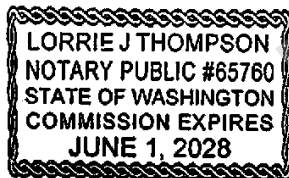
STATUTORY WARRANTY DEED
(continued)Dated: 7/12/24Raymond E. Husby
Raymond E. HusbyMichele A.E. Husby
Michele A.E. HusbyState of WASHINGTONCounty of SKAGITThis record was acknowledged before me on July 12, 2024 by Raymond E. Husby and Michele A.E. Husby.Lorrie J Thompson
(Signature of notary public)
Notary Public in and for the State of Washington
My appointment expires: 6-1-2028

EXHIBIT "A"

Exceptions

1. Exceptions and reservations contained in those certain deeds from Bradsberry Timber Co., a corporation

Recording Date: May 28, 1942
Recording No.: 352577
Recording No.: 352578
2. 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 Plat of Cascade River Park No. 1:

Recording No: 639857
3. 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

Recording Date: May 30, 1979
Recording No.: 7905300013

Modification(s) of said covenants, conditions and restrictions

Recording Date: August 12, 1981
Recording No.: 8108120027

Modification(s) of said covenants, conditions and restrictions

Recording Date: May 24, 1983
Recording No.: 8305240010
4. 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 Community Club, Inc
Recording Date: May 30, 1979
Recording No.: 7905300013
5. 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: Verizon Northwest, Inc.
Purpose: Easement for telephone facilities
Recording Date: June 14, 2004
Recording No.: 200406140060

6. Skagit County Planning and Development Services Plat Lot of Record Certification and the terms and conditions thereof:

Recording Date: September 22, 2010
Recording No.: 201009220039

7. Title Notification and the terms and conditions thereof:

Recording Date: October 13, 2010
Recording No.: 201010130080

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

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

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.

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

EXHIBIT "A"**Exceptions
(continued)**

you are adjacent to designated NR Lands, you will have setback requirements from designated NR Lands."

11. 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.

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 June 27, 2024
 between Kathleen Shirley Collins ("Buyer")
 and Raymond E Husby Michele A Husby ("Seller")
 concerning 64237 E Cascade 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.

Authenticating
Kathleen S Collins 06/27/2024
 Buyer Date

Raymond E. Husby 6/29/24
 Seller Date
Michele A Husby 6/29/24
 Seller Date