

When recorded return to:
Alexandrea DeCoria
Christopher DeCoria
, 6016 Oscar Ct
Ferndale, WA 98248

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20241588
Jul 31 2024
Amount Paid \$965.00
Skagit County Treasurer
By Kaylee Oudman Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

3002 Colby Ave., Suite 200
Everett, WA 98201

Chicago Title
620056373

Escrow No.: 620056373

STATUTORY WARRANTY DEED

THE GRANTOR(S) Brandon Archer and Brittany Archer, 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 Alexandrea DeCoria and Christoper DeCoria, a married couple

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 131, "CASCADE RIVER PARK DIV. NO. 3", A


Tax Parcel Number(s): P64004 / 3873-000-131-0000

Subject to:

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

STATUTORY WARRANTY DEED
(continued)


Dated: July 3, 2024



Brandon Archer


Brittany Archer

State of Washington
County of Shagit
This record was acknowledged before me on 7/3/24 by Brandon Archer and Brittany Archer.



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



EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P64004 / 3873-000-131-0000

LOT 131, "CASCADE RIVER PARK DIV. NO. 3", AS PER PLAT RECORDED IN VOLUME 9 OF PLATS, PAGE(S) 22, 23 AND 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, including the terms, covenants and provisions thereof;
Recording Date: September 15, 1952
Recording No.: 479844
2. Agreement including the terms, covenants and provisions thereof;
Executed by: Bradsberry Timber Co, et al
Recording Date: July 26, 1954
Recording No.: 504382
3. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Granted to: The State of Washington
Purpose: Road purposes
Recording Date: January 13, 1965
Recording No.: 660830
Affects: Exact location and extent of easement is undisclosed of record
4. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Granted to: Georgia-Pacific Corporation, a Georgia corporation
Purpose: Road purposes
Recording Date: January 14, 1965
Recording No.: 660901
Affects: Exact location and extent of easement is undisclosed of record
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 permitted by applicable law, as set forth in the document

EXHIBIT "B"Exceptions
(continued)

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

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 No.: 8108120027
Recording No.: 8305240010

8. Any unpaid assessments or charges and liability to further assessments or charges, for which a lien may have arisen (or may arise), all as provided for in first Deed out from Cascade River Community Club, Inc.

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

Granted to: Verizon Northwest Inc., a Washington Corporation
Recording Date: June 14, 2004
Recording No.: 200406140060
Affects: Said premises and other property

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

EXHIBIT "B"
Exceptions
(continued)

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