

When recorded return to:
Dustin Heuterman
4566 Prairie Lane
Sedro Woolley, WA 98284

CHICAGO TITLE
620055702

5

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20242599

Oct 17 2024

Amount Paid \$1149.00
Skagit County Treasurer
By Lena Thompson Deputy

STATUTORY WARRANTY DEED

THE GRANTOR(S) Taylor Faulhaber and Caitlin Faulhaber, 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 Dustin Heuterman, an unmarried person

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.)

PTN LTS 16 & 17, "CASCADE RIVER PARK NO. 1"

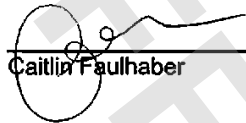
Tax Parcel Number(s): P63562, P63564

STATUTORY WARRANTY DEED
(continued)

Dated: October 16, 2024




Taylor Faulhaber



Caitlin Faulhaber

State of Washington
County of Snohomish

This record was acknowledged before me on 10/16/2024 by Taylor Faulhaber and Caitlin Faulhaber.



(Signature of notary public)
Notary Public in and for the State of Washington
My commission expires: 2.23.2028

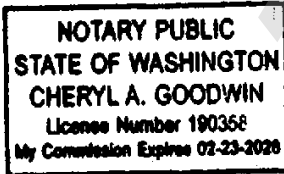


EXHIBIT "A"
Legal Description

LOT 16 "CASCADE RIVER PARK NO. 1", AS PER PLAT RECORDED IN VOLUME 8 OF PLATS ON PAGE(S) 54 THROUGH 59, RECORDS OF SKAGIT COUNTY, WASHINGTON.

TOGETHER WITH THAT PORTION OF LOT 17 IN SAID PLAT DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST EASTERLY CORNER COMMON TO SAID LOTS 16 AND 17;
THENCE SOUTH 64°39'48" WEST ALONG THE LINE COMMON TO SAID LOTS 70.99 FEET TO THE WEST LINE OF SAID LOT 17;
THENCE SOUTH 24°36'24" EAST ALONG SAID WEST LINE 25.34 FEET;
THENCE NORTH 68°44'32" EAST 84.21 FEET TO INTERSECT THE EAST LINE OF SAID LOT 17 AT A POINT ON A CURVE FROM WHICH THE CENTER LIES NORTH 20°33'09" EAST AND 45.00 FEET DISTANT;
THENCE NORTHWESTERLY ALONG SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 44°06'40" AN ARC DISTANCE OF 34.64 FEET TO THE POINT OF BEGINNING.

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, 8108120027 AND 8305240010.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "A"
Legal Description
(continued)

SPECIAL EXCEPTIONS

1. Reservations and Exceptions as contained in Deeds and the terms and conditions thereof:
Recorded: May 28, 1942
Recording No.: 352577
Recording No.: 352578
2. Reservations and Restrictions and the terms and conditions thereof: Recording Date:
December 3, 1970
Recording No.: 746391
3. 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. 1:
Recording No.: 639857
4. Dedication and the terms and conditions thereof: Recording Date:
May 30, 1979
Recording No.: 7905300013
5. 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 Purpose:
Telephone facilities
Recording Date: June 14, 2004
Recording No.: 200406140060
Affects: as described in said instrument

EXHIBIT "A"
Legal Description
(continued)

6. 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: as described in said instrument

7. 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."

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