

When recorded return to:

Todd Robert Steele and Karin Alicia Heffel Steele
3611 214th Street SW
Brier, WA 98036

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620050457

CHICAGO TITLE

620050457

STATUTORY WARRANTY DEED

THE GRANTOR(S) John E. Bonnett, an unmarried person

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Todd Robert Steele and Karin Alicia Heffel Steele, a married
couple

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

LOT(S) 61 AND 62, "CASCADE RIVER PARK NO. 2," AS PER PLAT RECORDED IN VOLUME 9
OF PLATS, PAGE(S) 20 AND 21, 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): P63861 / 3872-000-061-0005

Subject to:

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

**SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX**

Affidavit No. 20222356

Jun 06 2022

Amount Paid \$3605.00

Skagit County Treasurer

By Lena Thompson Deputy

STATUTORY WARRANTY DEED

(continued)

Dated: June 1, 2022



John E. BonnettState of Washington
County of SnohomishThis record was acknowledged before me on 06/01/2022 by John E. Bonnett.

(Signature of notary public)

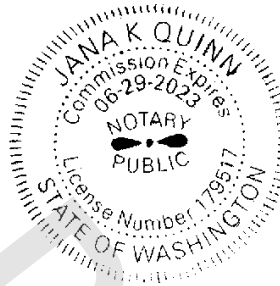
Notary Public in and for the State of WashingtonMy commission expires: 06/29/2023

EXHIBIT "A"**Exceptions**

1. 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. 2:

Recording No: 682848

2. Provision contained in Deeds through which title is claimed by First Deed out from Cascade River Development Company.
 1. It is agreed by the parties hereto, that the said property herein described shall be subject, but not limited, to the following restrictions:
 - a. No garbage, waste, materials or obnoxious matters to be thrown or allowed to drain into the waters of the Cascade River or its tributaries.
 - b. No commercial enterprises to be allowed on property covered by this contract.
 2. It is agreed that none of the property embraced in this contract shall be used, or the buildings erected thereon utilized for the purpose of selling hard liquors, or conducting a road-house, dance hall, tourist camp, or place where gambling is permitted.
 3. This contract for deed is subject to reservations, restrictions, and easements of record and subject to annual maintenance dues of Cascade River Community Club, Inc., which shall not exceed \$2.00 per month, which the purchaser herein agrees to pay. The dues are payable yearly in advance on July 1st of each year.
 4. Purchasers covenant and agree that the above described real estate shall be subject to the charges and assessments provided for in, and for the purposes set forth in the Articles of Incorporation and the By-Laws of the Cascade River Community Club, Inc., a non-profit and non-stock Washington corporation and that said corporation shall have a valid first lien against the above described real estate for said charges and assessments; and in addition to the remedies set forth in said Articles of Incorporation and By-Laws, that if said charges and assessments levied by said corporation shall not be paid within four (4) months after they shall become due and payable, then said corporation may proceed by appropriate action to foreclose its lien together with such sums as the court may adjudge reasonable attorney's fees in such action. The undersigned hereby acknowledges receipt of copies of said Articles of Incorporation and By- Laws of the Cascade River Community Club, Inc. This provision is a covenant running with the land and is binding on the purchasers, their heirs, successors and assigns.
3. Lot Certification, including the terms, covenants and provisions thereof

Recording Date: June 11, 2015
Recording No.: 201506110046

EXHIBIT "A"Exceptions
(continued)

4. Quit Claim Deed for Boundary Line Adjustment, including the terms, covenants and provisions thereof

Recording Date: June 24, 2015
Recording No.: 201506240084

5. Lot Certificate, including the terms, covenants and provisions thereof

Recording Date: September 24, 2015
Recording No.: 201509240051

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

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

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. Assessments, if any, levied by Cascade River Community Club Inc..
9. City, county or local improvement district assessments, if any.

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 May 9, 2022
between Todd Robert Steele Karin Alicia Heffel Steele ("Buyer")
Buyer Buyer
and John E Bonnett ("Seller")
Seller Seller
concerning 63560 W Cascade Way 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.

Authenticates
Todd Robert Steele 05/09/22
Buyer Date

Authenticates
Karin Alicia Heffel Steele 05/09/22
Buyer Date

[Signature] 05-09-22
Seller Date

[Signature] 05-09-22
Seller Date