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07/02/2026 01:39 PM Pages: 1 of 5 Fees: $307.50
Skagit County Auditor, WA

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When recorded return to:
Kaitlyn E. Brannam

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20262094
Jul 02 2026
Amount Paid $325.00
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.: 620062682

Chicago Title
620062682

STATUTORY WARRANTY DEED

THE GRANTOR(S) Greener Property Holdings LLC, an Oregon limited liability company

for and in consideration of Ten And No/100 Dollars ($10.00) , and other valuable consideration in hand paid, conveys and warrants to Kaitlyn E. Brannam, an unmarried person

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

LOT 161, "CASCADE RIVER PARK DIV. NO. 1", AS PER PLAT RECORDED IN VOLUME 8 OF PLATS, PAGES 55-59 INCLUSIVE, 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): P63711 / 3871-000-161-0005

Subject to:

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

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STATUTORY WARRANTY DEED
(continued)

Dated: 07/02/2026

Greener Property Holdings LLC
BY: Jovy Ogles
Jovy Ogles
Authorized Signer

State of Washington

County of Snohomish

This record was acknowledged before me on 07/02/2026 by Jovy Ogles as Authorized Signer of Greener Property Holdings LLC.

(Signature of notary public)
Notary Public in and for the State of Washington
My appointment expires: 10/19/2027

COLLEEN T BLAKE
NOTARY PUBLIC
STATE OF WASHINGTON
COMMISSION # 210372
COMMISSION EXPIRES 10/19/2027

Notarized remotely online using communication technology via Proof.

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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, recorded in Volume 8 of Plats, Pages 55 through 59:

   Recording No: 639857

3. 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 Date: October 19, 1973
   Recording No.: 792338

4. Provision contained in Dedication and the terms and conditions thereof:

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

   It is further dedicated and decreed that in conveying any lot ownerd other than by Cascade River Community Club, a nonprofit corpration, shall include in addition to the descritpion of the lot or lots, the words "Together with an undivided interest in all property owned of record in the name of Cascade River Community Club, a nonprofit corporation."

   Modification(s) of said covenants, conditions and restrictions

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

   Modification(s) of said covenants, conditions and restrictions

EXHIBIT "A"

Exceptions
(continued)

Recording Date: May 24, 1983
Recording No.: 8305240010

5. Provisions contained in the articles of incorporation and bylaws of Cascade River Community Club, Inc., including any liability to assessment lien.

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

In favor of: Verizon Northwest, Inc.
Purpose: Easement for telephone facilities
Recording Date: June 14, 2004
Recording No.: 200406140060

7. 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 survey:

Recording No: 201904110050

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. As to any portion of said land now, formerly or in the future covered by water: Questions or adverse claims related to (1) lateral boundaries of any tidelands or shorelands; (2) shifting in course, boundary or location of the body of water; (3) rights of the State of Washington if the body of water is or was navigable; and (4) public regulatory and recreational rights (including powers of the USA) or private riparian rights which limit or prohibit use of the land or water.

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

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EXHIBIT "A"

Exceptions
(continued)

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."

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

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