

202607270070

07/27/2026 03:34 PM Pages: 1 of 7 Fees: \$309.50
Skagit County Auditor, WA

When recorded return to:

David Clemens
PO Box 365
Concrete, WA 98237

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20262384

Jul 27 2026

Amount Paid \$165.00
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
620062930

Escrow No.: 620062930

STATUTORY WARRANTY DEED

THE GRANTOR(S) Eben Grant Crawford, IV and Mary Carol Nachtigal as Co-Trustees of The Eben Crawford and M. C. Nachtigal Revocable Living Trust, U/A Dated January 8, 2021

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

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

LOT 159, CASCADE RIVER PARK NO. 1, AS PER PLAT RECORDED IN VOLUME 8 OF PLATS, PAGES 54 THROUGH 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): P63709/3871-000-159-0009

Subject to:

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

STATUTORY WARRANTY DEED

(continued)

Dated: 07/25/2026

The Eben Crawford and M. C. Nachtigal Revocable Living Trust, U/A Dated January 8, 2021

BY: Eben Crawford
Eben Grant Crawford, IV
Co TrusteeBY: Mary Nachtigal
Mary Carol Nachtigal
Co-TrusteeState of PennsylvaniaCounty of MonroeThis record was acknowledged before me on 07/25/2026 by Eben Grant Crawford, IV and Mary Carol Nachtigal as Co Trustee and Co-Trustee, respectively, of The Eben Crawford and M. C. Nachtigal Revocable Living Trust, U/A Dated January 8, 2021.Deja M Spears
(Signature of notary public)
Notary Public in and for the State of Pennsylvania
My appointment expires: 08/06/2029

Commonwealth of Pennsylvania - Notary Seal
Deja M Spears, Notary Public
Monroe County
My commission expires August 6, 2029
Commission Number 1406161

Notarized remotely online using communication technology via Proof.

EXHIBIT "A"

Exceptions

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

Purpose: Use of roads for hauling timber products
 Recording Date: February 14, 1956
 Recording No.: 531605
 Affects: Said premises and other property
2. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

In favor of: Q.R. Bingham
 Purpose: Access
 Recording Date: December 23, 1941
 Recording No.: 347748
 Affects: Said premises, the exact location and extent of said easement is undisclosed of record
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: May 28, 1942
 Recording No.: 352577
 Recording No.: 352578
4. Any charges and assessments nor or hereafter levied as provided for in, and for the purposes set forth in the Articles of Incorporation and By-Laws of the Cascade River Community Club, Inc., a non-profit and non-stock Washington corporation.
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 Plat of Cascade River Park No. 1:

Recording No: 639857
6. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

EXHIBIT "A"Exceptions
(continued)

- Purpose: ingress, egress, drainage and utilities
 Recording Date: April 22, 1965
 Recording No.: 665207
 Affects: as described
7. Terms and conditions of that dedication;
 Recorded: May 30, 1979
 Auditor's File No.: 7905300013, records of Skagit County, Washington
 Executed By: Cascade River Community Club
8. Terms and Conditions of that Dedication;
 Recorded: August 12, 1981
 Auditor's No(s): 8108120027, records of Skagit County, Washington
 Executed By: Cascade River Community Club
9. Terms and Conditions of that Dedication;
 Recorded: May 24, 1983
 Auditor's No(s): 8305240010, records of Skagit County, Washington
 Executed By: Cascade River Community Club
10. Terms and conditions of that Dedication;
 Recorded: April 17, 1997
 Auditor's No.: 9704170053, records of Skagit County, Washington
 Grantor: Cascade River Community Club
11. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
 Granted to: All property owners in said plat
 Purpose: Ingress, egress and utilities
 Recording Date: April 22, 1965
 Recording No.: 665207
 Affects: As described
12. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
 Granted to: All property owners in said plat
 Purpose: Ingress, egress and utilities
 Recording Date: April 29, 1970
 Recording No.: 738440
 Affects: As described
13. 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,

EXHIBIT "A"Exceptions
(continued)

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 17, 1965
Recording No.: 666277

14. 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 Development Company
Recording Date: May 17, 1965
Recording No.: 666277

15. 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.: 200705250148

16. 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.

17. 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

EXHIBIT "A"

Exceptions
(continued)

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."

18. 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**

©Copyright: 2014
Northwest Multiple Listing Service
ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated July 12, 2026

between David Clemans ("Buyer")

Buyer

Buyer

and Eben Crawford IV ("Seller")

Seller

Seller

concerning Acorn Lane 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.

Authentication
David Clemans 07/12/2026
Buyer Date

Buyer Date

Authentication
Eben Crawford 07/13/26
Seller Date

Authentication
Mary Nachtigal 07/13/26
Seller Date