202608270215
08/27/2026 11:24 AM Pages: 1 of 5 Fees: $307.50
Skagit County Auditor, WA

UNOFFICIAL DOCUMENT

When recorded return to:
Martin C Rayner
4030 Tree Frog Lane
Langley, WA 98260

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20262757
Aug 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
620063223

Escrow No.: 620063223

STATUTORY WARRANTY DEED

THE GRANTOR(S) Kenneth Richard Harrison, an unmarried person, as his separate estate

for and in consideration of Ten And No/100 Dollars ($10.00) , and other valuable consideration in hand paid, conveys and warrants to Martin C Rayner, a married person as his separate property

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

LOT 215, CASCADE RIVER PARK NO. 1, ACCORDING TO THE PLAT RECORDED IN VOLUME 8 OF PLATS, PAGES 55 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): P63768 / 3871-000-215-0001

Subject to:

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

UNOFFICIAL DOCUMENT

STATUTORY WARRANTY DEED
(continued)

Dated: 08/26/2026

Kenneth Harrison
Kenneth Richard Harrison

State of WASHINGTON
County of King

This record was acknowledged before me by means of communication technology

on 08/26/2026 by Kenneth Richard Harrison.

L B YUEN
NOTARY PUBLIC
STATE OF WASHINGTON
COMMISSION # 210977
COMMISSION EXPIRES 11/09/2027

Notary Public
My commission expires: 11/09/2027

Notarized remotely online using communication technology via Proof.

UNOFFICIAL DOCUMENT

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. 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

6. 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

UNOFFICIAL DOCUMENT

EXHIBIT "A"

Exceptions
(continued)

7. 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

8. 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 Div. 1:

   Recording No: 639857

9. Easement for Telephone Facilities, including the terms, covenants and provisions thereof

   Recording Date: June 14, 2004
   Recording No.: 200406140060
   Affects: Plat

10. 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: Plat

11. 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.

UNOFFICIAL DOCUMENT

EXHIBIT "A"

Exceptions
(continued)

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."

12. According to the application for title insurance, the purchase price in the proposed transaction is less than the assessed valuation of the property. The COUNTY will require documentation validating the purchase price as bona fide offer. Said documentation may be in the form of a copy of the Purchase and Sale Agreement AND MUST BE SENT IN WITH THE RECORDING PACKAGE or your package will be rejected by the County Recorder's Office and closing may be delayed.

13. Assessments, if any, levied by Cascade River Community Club.

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