

When recorded return to:

Alfredo Medina Alzati
208 W Verdugo Ave B
Burbank, CA 91502

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20263087

Sep 18 2026

Amount Paid \$133.00
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
620062095

Escrow No.: 620062095

STATUTORY WARRANTY DEED

THE GRANTOR(S) Denzil Schwartz, a married man and Daniel Schwartz, an unmarried man, each as their 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 Alfredo Medina Alzati, presumptively subject to the community property interest of his spouse

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

LOT 148, "CASCADE RIVER PARK NO. 1", AS PER 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): P63698 / 3871-000-148-0003

Subject to:

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

STATUTORY WARRANTY DEED

(continued)

Dated: 09/14/2026Denzil Schwartz
Denzil SchwartzDaniel Schwartz
Daniel SchwartzState of Washington
County of Snohomish

This record was acknowledged before me by means of communication technology

on 09/14/2026 by Denzil Schwartz and Daniel Schwartz(electronic official
stamp)Colleen Blake
Notary Public
My commission 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.

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
 Recording No.: 7905300013, records of Skagit County, Washington
 Executed By: Cascade River Community Club
6. Terms and Conditions of that Dedication;

Recorded: August 12, 1981
 Recording No.: 8108120027, records of Skagit County, Washington
 Executed By: Cascade River Community Club

EXHIBIT "A"**Exceptions**
(continued)

7. Terms and Conditions of that Dedication;
- Recorded: May 24, 1983
Recording No.: 8305240010, records of Skagit County, Washington
Executed By: Cascade River Community Club
8. Terms and conditions of that Dedication;
- Recorded: April 17, 1997
Recording No.: 9704170053, records of Skagit County, Washington
Grantor: Cascade River Community Club
9. 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
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 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. Assessments, if any, levied by Cascade River Community Club.
12. City, county or local improvement district assessments, if any.

EXHIBIT "A"

Exceptions
(continued)

13. Any unrecorded leaseholds, right of vendors and holders of security interests on personal property installed upon the Land and rights of tenants to remove trade fixtures at the expiration of the terms.

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 September 05, 2026
between Alfredo Medina Alzati ("Buyer")
Buyer
and Denzil Schwartz Daniel Schwartz ("Seller")
Seller
concerning Cascade River Rd Marblemount WA 98263 (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
Alfredo Medina Alzati 09/05/2026
Buyer Date

Buyer Date

Authentication
Denzil Schwartz 09/05/2026
Seller Date

Authentication
Daniel Schwartz 09/05/2026
Seller Date