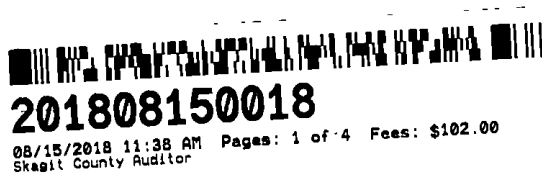


When recorded return to:
Richard M. Eastham and Phyllis C. Eastham
P.O. Box 5443
Bellingham, WA 98227



Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620035626

CHICAGO TITLE
620035626

STATUTORY WARRANTY DEED

THE GRANTOR(S) Eric David Wentz, Unmarried 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 Richard M. Eastham and Phyllis C. Eastham, a married couple

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

Lot 3, RIVER VALLEY VIEW ESTATES, according to the Plat thereof recorded May 7, 2001, under
Auditor's File No. 200105070102, records of Skagit County, Washington.

Situated in Skagit County, Washington

Abbreviated Legal: (Required if full legal not inserted above.)

Tax Parcel Number(s): P118028 / 4777-000-003-0000,

Subject to:

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

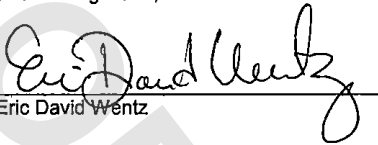
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20183586
AUG 15 2018

Amount Paid \$ 8460.00
By Skagit Co. Treasurer
Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: August 13, 2018


Eric David WentzState of Washington
county of Skagit

I certify that I know or have satisfactory evidence that

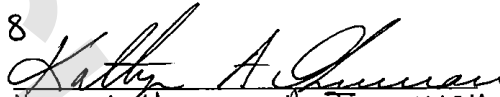
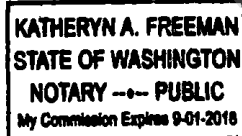
Eric David Wentz(is) are the person(s) who appeared before me, and said person(s) acknowledged that
(he/she/they) signed this of instrument and acknowledged it to be (his/her/their) free and voluntary act
for the uses and purposes mentioned in this instrument.Dated: August 13, 2018
Name: Kathryn A. Freeman
Notary Public in and for the State of WA
Residing at: Snohomish CO
My appointment expires: 9-01-2018

EXHIBIT "A"

Exceptions

1. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, 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 RIVER VALLEY VIEW ESTATES:
Recording No: 200105070102
2. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: April 19, 1988
Auditor's No(s): 8804190045, records of Skagit County, Washington
In favor of: Puget Sound Power & Light Company
For: Electric transmission and/or distribution line, together with necessary appurtenances
3. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: May 7, 2001
Auditor's No(s): 200105070109, records of Skagit County, Washington
In favor of: Skagit County
For: Protected critical area easement
Affects: Portion of said premises
4. Easement, including the terms and conditions thereof, disclosed by instrument(s);
Recorded: January 4, 2002
Auditor's No(s): 200201040067, records of Skagit County, Washington
In favor of: Richmond JPJ Enterprises
For: Ingress, egress and utilities
5. Conveyed, including the terms and conditions thereof, disclosed by instrument;
Recorded: August 27, 2001
Auditor's No.: 200108270197, records of Skagit County, Washington
In favor of: Richmond JPJ Enterprises
For: Road and Public Utilities
Affects: Portion of said premises
6. 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.
7. Agreement, including the terms and conditions thereof; entered into;
By: Public Utilities District No. 1
And Between: Skagit County
Recorded: October 23, 1995
Auditor's No.: 9510230101 and 9510230102, records of Skagit County, Washington
Providing: To construct, operate, and maintain a water storage tank to support improvements to the Bow Hill area water supply system
8. Agreement, including the terms and conditions thereof; entered into;
By: The Bow Hill Neighborhood Association
And Between: Skagit County
Recorded: December 12, 1995
Auditor's No.: 9512120043, records of Skagit County, Washington
Providing: To construct, operate, and maintain a water storage tank to support improvements to the Bow Hill area water supply system
9. Agreement, including the terms and conditions thereof; entered into;
By: Nielsen Brothers, Inc.
And Between: Richmond JPJ Enterprises, Inc.
Recorded: June 21, 2001
Auditor's No.: 200106210007, records of Skagit County, Washington
Providing: Obligations of the River Valley View Estates Road Association

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

10. Covenants, conditions, restrictions, and easements contained in declaration(s) of restriction, but omitting any covenants or restrictions, if any, 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;
 Recorded: May 7, 2001
 Auditor's No(s): 200105070103, records of Skagit County, Washington
 Executed by: Nielsen Brothers, Inc.

AMENDED by instrument(s):

Recorded: June 21, 2001 and July 19, 2002

Auditor's No(s): 200106210005 and 200207190135, records of Skagit County, Washington

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.

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. Any rights, interests, or claims which may exist or arise by reason of any matters disclosed by survey,
 Recording Date: August 2, 2005 and June 30, 2010
 Recording No.: 200508020064 and 201006300037
13. Plat Lot of Record Certification including the terms, covenants and provisions thereof
 Recording Date: November 29, 2006
 Recording No.: 200611290092
14. City, county or local improvement district assessments, if any.
15. Assessments, if any, levied by River Valley View Estates Road Association.