

201910230065

10/23/2019 01:28 PM Pages: 1 of 7 Fees: \$109.50  
Skagit County Auditor

When recorded return to:

Brendan K. Vanous and Cindy L. Vanous  
1502 South Hanford Street  
Seattle, WA 98144

**GUARDIAN NORTHWEST TITLE CO.**  
**STATUTORY WARRANTY DEED 19-3226**

THE GRANTOR(S) Jana L. Ganion and Karen Ganion, each as their separate estate, 2750  
Terrace Avenue, Arcata, CA 95521,

for and in consideration of **ten dollars and other valuable consideration**

in hand paid, conveys, and warrants to Brendan K. Vanous and Cindy L. Vanous, husband and  
wife

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

Lot 4 of P.U.R.D. OF RIVERS EDGE, according to the plat thereof, recorded  
November 27, 2001, under Auditor's File No. 200111270057, records of Skagit  
County, Washington.

Situated in Skagit County, Washington

This conveyance is subject to covenants, conditions, restrictions and easements, if any,  
affecting title, which may appear in the public record, including those shown on any recorded  
plat or survey as described in Exhibit "A" attached hereto

Tax Parcel Number(s): P118601 & 4786-000-004-0000

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

20194625  
OCT 23 2019

Amount Paid \$ 3209.00  
Skagit Co. Treasurer  
By *Me* Deputy

Statutory Warranty Deed  
LPB 10-05

Order No.: 19-3226-MM

Page 1 of 5

Dated: 10/18/19

Jana L. Ganion  
Jana L. Ganion

STATE OF CALIFORNIA

COUNTY OF HUMBOLDT

I certify that I know or have satisfactory evidence that Jana L. Ganion is the person who appeared before me, and said person acknowledged that he/she signed this instrument and acknowledged it to be his/her free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: \_\_\_\_ day of October, 2019

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Title

My appointment expires:

Statutory Warranty Deed  
LPB 10-05

Order No.: 19-3226-MM

Page 2 of 5

**California All-Purpose Acknowledgement**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Humboldt

On OCTOBER 18, 2019 before me, Robert A. Guthrie, Notary Public,personally appeared JANA L. GANION

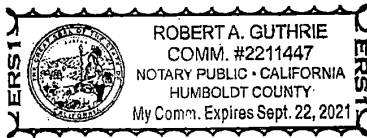
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature

Signature of Notary Public

**OPTIONAL**

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

**Description of Attached Document**Title or Type of Document: STATUTORY WARRANTY DEEDDocument Date: 10/18/19 Number of Pages: 5Signer(s) Other Than Named Above: KAREN GANIONORIGINAL  
EMBOSSED

Dated: October 19, 2019

Karen Ganion  
Karen Ganion

See Attached  
Acknowledgment

STATE OF \_\_\_\_\_

COUNTY OF \_\_\_\_\_

I certify that I know or have satisfactory evidence that Karen Ganion is the person who appeared before me, and said person acknowledged that he/she signed this instrument and acknowledged it to be his/her free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: \_\_\_\_\_ day of October, 2019

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Title

My appointment expires:

Statutory Warranty Deed  
LPB 10-05

Order No.: 19-3226-MM

Page 4 of 5

# California All-Purpose Certificate of Acknowledgment

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Orange

} S.S.

On October 19, 2019 before me, K. Pierce - Notary Public

Name of Notary Public, Title

personally appeared Karen Ganion

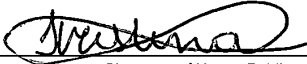
Name of Signer (1)

Name of Signer (2)

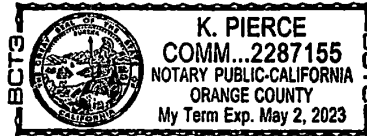
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature of Notary Public



Seal

## OPTIONAL INFORMATION

Although the information in this section is not required by law, it could prevent fraudulent removal and reattachment of this acknowledgment to an unauthorized document and may prove useful to persons relying on the attached document.

## Description of Attached Document

The preceding Certificate of Acknowledgment is attached to a document titled/for the purpose of Statutory Warranty Deed containing 5 pages, and dated 10/19/2019.

The signer(s) capacity or authority is/are as:

- ☐ Individual(s)  
☐ Attorney-in-fact  
☐ Corporate Officer(s)

Title(s)

- ☐ Guardian/Conservator  
☐ Partner - Limited/General  
☐ Trustee(s)  
☐ Other:

representing:

Name(s) of Person(s) Entity(ies) Signer is Representing

## Additional Information

### Method of Signer Identification

Proved to me on the basis of satisfactory evidence:

- ☐ form(s) of identification ☐ credible witness(es)

Notarial event is detailed in notary journal on:

Page # \_\_\_\_\_ Entry # \_\_\_\_\_

Notary contact: \_\_\_\_\_

Other

- ☐ Additional Signer ☐ Signer(s) Thumbprints(s)

☐

**EXHIBIT A**

19-3226-MM

1. Any and all offers of dedications, conditions, restrictions, easements, fence line/boundary discrepancies and encroachments, notes, provisions and/or any other matters as disclosed and/or delineated on the face of the following plat/short plat/survey named P.U.R.D. of Rivers Edge recorded November 27, 2001 as Auditor's File No. 200111270057.

Said instrument was modified by instrument recorded December 9, 2002, under Auditor's File No. 20021209170, Official Public Records, Skagit County, Washington.

2. Protective covenants, easements and/or assessments, but omitting restrictions, if any, based on race, color, religion or national origin executed by H & H Investment Properties, LLC, recorded November 27, 2001 as Auditor's File No. 200111270058, Official Public Records, Skagit County, Washington.

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED BY

**INSTRUMENT:**

Declaration Dated: October 1, 2002

Recorded: October 11, 2002

Auditor's No: 200210110211

3. Covenants to prevent practices which might contaminate water supply recorded August 16, 2002 under Auditor's File No. 200208160054.  
Said instrument is a re-recording of instrument recorded under Auditor's File No. 200009250089.

4. Right of the general public to the unrestricted use of all the waters of a navigable body of water not only for the primary purposes of navigation, but also for corollary purposes, including (but not limited to) fishing, boating, bathing, swimming, water skiing and other related recreational purposes, as those waters may affect the tidelands, shorelands, or adjoining uplands, and whether the level of the water has been raised naturally or artificially to a maintained or fluctuating level, all as further defined by the decisional law of this state. (Affects all of the premises subject to such submergence.)

5. Any adverse claim by reason of any change in the location of the boundaries of said premises which may have resulted from any change in the location of the River/Creek herein named, or its banks, or which may result from such change in the future.

River/Creek: Skagit River

6. Terms, provisions and reservations under the Submerged Land Act (43 USCA 1301 through 1311) and the rights of the United States of America to regulate commerce, navigation, flood control, fishing and production of power.

7. Native Growth Protection Area shown on face of plat, which has been reduced to 100 feet by instrument recorded December 9, 2002, under Auditor's File No. 200212090170.

8. Lot certification, including the terms and conditions thereof, recorded July 9, 2008 as Auditor's File No. 200807090004. Reference to the record being made for full particulars. The company makes no determination as to its affects.

Statutory Warranty Deed  
LPB 10-05

Order No.: 19-3226-MM

6 of 7  
Page 4 of 5

9. Title notification that the subject property is adjacent to property designated Protected Critical Area Site Plan lands by Skagit county executed by Karen Banion dated September 30, 2010, recorded October 4, 2010 as Auditor's File No. 201010040202. Reference is hereby made to the record for the full particulars of said notification. However, said notification may have changed or may in the future change without recorded notice.

10. Any tax, fee, assessments or charges as may be levied by {hoa\_name}.

11. Unrecorded leaseholds, if any, rights of vendors and chattel mortgagees of personal property, and rights of tenants to remove trade fixtures at the expiration of term.