

**When recorded return to:**

Leslie William Campbell and Monique Chastain  
5803 Jennifer Lane  
Burlington, WA 98233

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 2021-704

Feb 18 2021

Amount Paid \$14502.00  
Skagit County Treasurer  
By Chelsea Stalcup Deputy

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620046194

**CHICAGO TITLE**  
620046194

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Norman A. Rudy and Linda Rudy, husband and wife

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Leslie William Campbell and Monique Chastain, a married couple

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

Lot 5, RIVER VALLEY VIEW ESTATES, according to the Plat thereof recorded May 7, 2001, under Auditor's File No. 200105070102, 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): P118030 / 4777-000-005-0000

Subject to:

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

**STATUTORY WARRANTY DEED**  
(continued)

Dated: February 12, 2021

*Norman A Rudy*  
Norman A. Rudy  
*Linda Rudy*  
Linda Rudy

State of Washington  
County of Skagit

I certify that I know or have satisfactory evidence that Norman A Rudy and Linda Rudy  
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: 02.16.2021

*Alysia Hudson*  
Name: Alysia Hudson  
Notary Public in and for the State of WA  
Residing at: Arington  
My appointment expires: 03.01.2024

NOTARY PUBLIC  
STATE OF WASHINGTON  
ALYSIA HUDSON  
License Number 183699  
My Commission Expires 03-01-2024

**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);

Recording Date: April 19, 1988  
Recording No.: 8804190045  
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);

Recording Date: May 7, 2001  
Recording No.: 200105070109  
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);

Recording Date: January 4, 2002  
Recording No.: 200201040067  
In favor of: Richmond JPJ Enterprises  
For: Ingress, egress and utilities

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

Granted to: Richmond JPJ Enterprises, Inc.  
Purpose: Road and public utilities  
Recording Date: August 27, 2001  
Recording No.: 200108270197

6. Agreement(s), including the terms and conditions thereof; entered into;

By: Public Utilities District No. 1  
And Between: Skagit County

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

Recording Date: October 23, 1995  
Recording No.: 9510230101  
Recording No.: 9510230102  
Regarding: Bow Hill area water supply system

7. Agreement, including the terms and conditions thereof; entered into;

By: The Bow Hill Neighborhood Association  
And Between: Skagit County  
Recording Date: December 12, 1995  
Recording No.: 9512120043  
Regarding: Bow Hill area water supply system

8. Agreement, including the terms and conditions thereof; entered into;

By: Nielsen Brothers, Inc.  
And Between: Richmond JPJ Enterprises, Inc.  
Recording Date: June 21, 2001  
Recording No.: 200106210007  
Providing: Obligations of the River Valley View Estates Road Association

9. 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;

Recording Date: May 7, 2001  
Recording No.: 200105070103  
Executed by: Nielsen Brothers, Inc.

AMENDED by instrument(s):

Recording Date: June 21, 2001  
Recording No.: 200106210005

Recording Date: July 19, 2002  
Recording No.: 200207190135

Recording Date: October 4, 2018  
Recording No.: 201810040007

10. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, 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

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

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: 201006300037

11. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, 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: 200508020064

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

Granted to: Nielsen Brothers, Inc.  
Purpose: Ingress, egress and utilities  
Recording Date: January 8, 2004  
Recording No.: 200401080102

13. Plat Lot of Record Certification including the terms, covenants and provisions thereof

Recording Date: November 29, 2006  
Recording No.: 200611290092

14. 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.

15. 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

**EXHIBIT "A"**

Exceptions  
(continued)

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."

16. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
17. City, county or local improvement district assessments, if any.
18. Assessments, if any, levied by River Valley View Estates Road Association.