

When recorded return to:

Rodney G. Hansen and Jane E. Hansen
1685 River Walk Lane
Burlington, WA 98233

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Filed for record at the request of:

Affidavit No. 2021-846

Feb 26 2021

Amount Paid \$8236.40
Skagit County Treasurer
By Chelsea Stalcup Deputy

**CHICAGO TITLE**

COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620046261

CHICAGO TITLE

420046261

STATUTORY WARRANTY DEED**THE GRANTOR(S)** Timothy D. Hanson, a single person

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Rodney G. Hansen and Jane E. Hansen, husband and wife

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

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

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

LT 5, PLAT OF RIVER'S EDGE


Tax Parcel Number(s): P134347 / 6058-000-005-0000

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: February 22, 2021



Timothy D. Hanson

State of WASHINGTON

County of Franklin

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

Dated: 02/23/2021


Name: Michael Fuller
Notary Public in and for the State of WA
Residing at: Franklin
My appointment expires: 08/11/2023

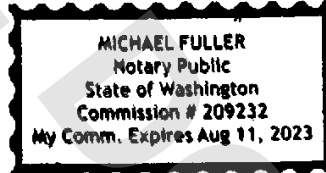


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P134347 / 6058-000-005-0000

LOT 5, PLAT OF RIVER'S EDGE, ACCORDING TO THE PLAT THEREOF, RECORDED AUGUST 24, 2018 UNDER AUDITOR'S FILE NO. 201808240048, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"
Exceptions

1. Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey,

Recording Date: October 2, 1987
Recording No.: 8710020014
Matters shown: Encroachments of fences onto said premises by varying amounts
2. Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey,

Recording Date: April 25, 1990
Recording No.: 9004250019
Matters shown: Possible encroachment of a fence onto a portion of said premises
3. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Hansell Homes, Inc.
Purpose: Stormwater, sewer and drainage construction
Recording Date: June 22, 1999
Recording No.: 199909220102
Affects: Portion of said plat
4. Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey,

Recording Date: August 21, 2000
Recording No.: 200008210119
Matters shown: Encroachment of a fence onto a portion of said plat
5. Annexation Ordinance No. 1392 and the terms and conditions thereof:

Recording Date: October 31, 2000
Recording No.: 200010310020
6. Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey,

Recording Date: December 12, 2014
Recording No.: 201412120041
Matters shown: Encroachment of sheds
7. 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,

EXHIBIT "B"**Exceptions
(continued)**

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 Boundary Line Adjustment:

Recording No: 201510230066 being a re-recording of Recording No. 201510130001

8. Annexation Ordinance No. 1818 and the terms and conditions thereof:

Recording Date: January 6, 2016
Recording No.: 201601060065

9. Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey,

Recording Date: February 4, 2016
Recording No.: 201602040006
Matters shown: Encroachment of a drainfield and fence onto a portion of said plat

10. Skagit County Right to Manage Natural Resource Lands Disclosure and the terms and conditions thereof:

Recording Date: February 28, 2017
Recording No.: 201702280208

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

Granted to: Puget Sound Energy, Inc.
Purpose: Electric transmission and/or distribution line
Recording Date: January 24, 2018
Recording No.: 201801240038
Affects: Said premises

12. 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 the Plat of River's Edge:

Recording No: 201808240048

The Notice of Correction for the above mentioned Plat Map is recorded under Recording No. 201902150020.

EXHIBIT "B"

**Exceptions
(continued)**

13. Covenants, conditions, restrictions and easements 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: November 2, 2018
Recording No.: 201811020006

The above mentioned CCR is re-recorded under Recording No. 201910080019.

Modification(s) of said covenants, conditions and restrictions

Recording Date: October 8, 2019
Recording No.: 201910080020

14. Any unpaid assessments or charges and liability to further assessments or charges, for which a lien may have arisen (or may arise), as provided for under Washington law and in instrument set forth below:

Imposed by: Rivers Edge Skagit Homeowners Association
Recording Date: November 2, 2018
Recording No.: 201811020006

15. Assessments, if any, levied by City of Burlington.
16. Assessments, if any, levied by Rivers Edge Skagit Homeowners Association.
17. City, county or local improvement district assessments, if any.
18. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.