

When recorded return to:

Jonathan Young and Athina Young
1775 River Walk Lane
Burlington, WA 98233

GNW 21-10382

STATUTORY WARRANTY DEED

THE GRANTOR(S) Nancy Bailey, as her separate estate, 2630 77th Dr NE, Lake Stevens, WA 98258,

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

in hand paid, conveys, and warrants to Jonathan Young and Athina Young, a married couple

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

**FOR PROPERTY DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART
HEREOF.**

Abbreviated legal description: Property 1:
Lot 10, Plat of River's Edge

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 "B" attached hereto

Tax Parcel Number(s): P134352

Dated: April 08, 2021
Nancy L Bailey
Nancy Bailey

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2021-1532

Apr 09 2021

Amount Paid \$7845.00

Skagit County Treasurer

By Heather Beauvais Deputy

Statutory Warranty Deed
LPB 10-05

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STATE OF WASHINGTON
COUNTY OF SKAGIT

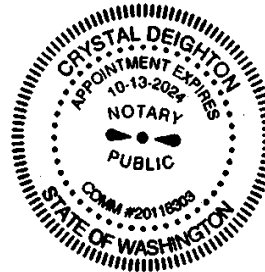
I certify that I know or have satisfactory evidence that Nancy Bailey is the person who appeared before me, and said person acknowledged that he/she signed this instrument and acknowledged it to be his/her free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: 08 day of April, 2021

Crystal Deighton
Signature

Notary Public
Title

My appointment expires: 10-13-2024



**EXHIBIT A
LEGAL DESCRIPTION**

Property Address: 1775 River Walk Lane, Burlington, WA 98233
Tax Parcel Number(s): P134352

Property Description:

Lot 10, 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 Skagit County, Washington.

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EXHIBIT B

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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 Survey recorded October 2, 1987 as Auditor's File No. 8710020014.

2. 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 Survey recorded April 25, 1990 as Auditor's File No. 9004250019.

3. Regulatory notice/agreement regarding Annexation Ordinance No. 1392 that may include covenants, conditions and restrictions affecting the subject property, recorded October 31, 2000 as Auditor's File No. 200010310020 .

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice. Said notice/agreement may pertain to governmental regulations for building or land use. Said matters are not a matter of title insurance. If such non-title insurance matters are shown, they are shown as a courtesy only, without the expectation that all such matters have been shown.

4. Easement, affecting a portion of subject property for the purpose of Stormwater, sewer and drainage construction including terms and provisions thereof granted to Hansell Homes, Inc. recorded September 22, 1999 as Auditor's File No. 199909220102

5. 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 Survey recorded August 21, 2000 as Auditor's File No. 200008210119.

6. 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 Survey recorded December 12, 2014 as Auditor's File No. 201412120041.

7. Regulatory notice/agreement regarding Annexation Ordinance No. 1818 that may include covenants, conditions and restrictions affecting the subject property, recorded January 6, 2016 as Auditor's File No. 201601060065 .

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice. Said notice/agreement may pertain to governmental regulations for building or land use. Said matters are not a matter of title insurance. If such non-title insurance matters are shown, they are shown as a courtesy only, without the expectation that all such matters have been shown.

8. Provisions and matters regarding Boundary Line Adjustment set forth on document recorded October 23, 2015 under Auditor's File No. 201510230066.

9. 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 Delahunt 5 Lot Short Plat recorded February 4, 2016 as Auditor's File No. 201602040006.

10. Easement affecting a portion of subject property for utility lines and related facilities and provisions therein,

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granted to Puget Sound Energy and/or its predecessors, recorded January 24, 2018, as Auditor's File No. 201801240038.

11. Regulatory notice/agreement regarding Skagit County Right to Manage Natural Resource Lands Disclosure that may include covenants, conditions and restrictions affecting the subject property, recorded February 28, 2017 as Auditor's File No. 201702280208.

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice. Said notice/agreement may pertain to governmental regulations for building or land use. Said matters are not a matter of title insurance. If such non-title insurance matters are shown, they are shown as a courtesy only, without the expectation that all such matters have been shown.

12. 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 Plat of River's Edge recorded August 24, 2018 as Auditor's File No. 201808240048.

The company calls attention to provisions contained in Washington Uniform Common Interest Ownership Act, Senate Bill 6175 providing that Plats recorded after July 1, 2018, and older Plats that have opted in, that meet the requirements under Senate Bill 6175 will require delivery to the Proposed Purchaser of either a "Public Offering Statement" or "Resale Certificate".

Said instrument was modified by instrument recorded February 15, 2019, under Auditor's File No. 201902150020.

13. Protective covenants, easements and/or assessments, but omitting restrictions, if any, based on race, color, religion or national origin executed by RIVER'S EDGE, LLC, recorded November 2, 2018 as Auditor's File No. 201811020006.

Above covenants, conditions and restrictions were amended and recorded October 8, 2019 as Auditor's File No. 201910080020.