

When recorded return to:
Ki Tae Kim and Nan Sun Kim
804 Metcalf Street
Sedro Woolley, WA 98284

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2021-2188

May 17 2021

Amount Paid \$8005.00
Skagit County Treasurer
By Heather Beauvais Deputy

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620046966

CHICAGO TITLE
620046966

STATUTORY WARRANTY DEED

THE GRANTOR(S) Jennifer M. Carpenter, a married person as her separate estate and Dorothy M. Scott, an unmarried person as her 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 Ki Tae Kim and Nan Sun Kim, a married couple

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

LOT 16, 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.

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

Tax Parcel Number(s): P134358 / 6058-000-016-0000

Subject to:

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

STATUTORY WARRANTY DEED (continued)

Dated: May 4, 2021

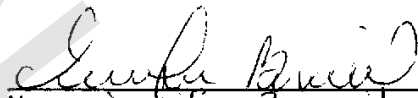

 Jennifer M. Carpenter


 Brian R. Carpenter


 Dorothy M. Scott
State of WashingtonCounty of Skagit

I certify that I know or have satisfactory evidence that

Jennifer M. Carpenter and Dorothy M. Scott
 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: May 6, 2021

 Name: Jennifer Brazil
 Notary Public in and for the State of WA
 Residing at: Skagit County
 My appointment expires: 7-25-2024
State of WashingtonCounty of Skagit

I certify that I know or have satisfactory evidence that

Brian R. Carpenter
 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.

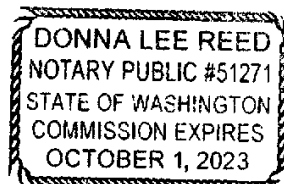

Dated: 5/7/2021

 Name: Donna Lee Reed
 Notary Public in and for the State of Washington
 Residing at: Waukegan, WA
 My appointment expires: 10/1/2023

EXHIBIT "A"

Exceptions

1. 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: 8710020014

2. 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: 9004250019

3. Annexation Ordinance No. 1392 including the terms, covenants and provisions thereof

Recording Date: October 31, 2000

Recording No.: 200010310020

4. 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

5. 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: 200008210119

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

EXHIBIT "A"

Exceptions
(continued)

disclosed by survey,

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

7. Annexation Ordinance No. 1818 including the terms, covenants and provisions thereof

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

8. Boundary Line Adjustment including the terms, covenants and provisions thereof

Recording Date: October 23, 2015
Recording No.: 201510230066

being a re-recording of document recorded under recording number: 201510130001

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. 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

11. Skagit County Right to Manage Natural Resource Lands Disclosure;

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

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 Plat of River's Edge:

EXHIBIT "A"

Exceptions
(continued)

Recording No: 201808240048

Notice of Correction recorded under Recording Number 201902150020.

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

Modification(s) of said covenants, conditions and restrictions

Recording Date: October 8, 2019
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. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
16. Assessments, if any, levied by Burlington.
17. City, county or local improvement district assessments, if any.