

When recorded return to:

Karen Noble-Newman
~~734 Reanna Place~~ 3310 E. College Way Apt 202
~~Burlington, WA 98233~~ Mt. Vernon WA 98273

**SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX**

Affidavit No. 2021-3728

Aug 13 2021

Amount Paid \$7845.00

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.: 620048243

CHICAGO TITLE
620048243**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Judith A. Robertson, an unmarried woman

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Karen Noble-Newman, an unmarried person

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

LOT 3, RIO VISTA MEADOWS, RECORDED AUGUST 21, 2000 UNDER SKAGIT COUNTY
AUDITOR'S FILE NO. 200008210119, 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): P117025 / 4758-000-003-0000

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

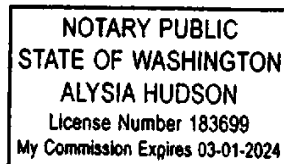
Dated: August 2, 2021

Judith A Robertson by
M. S. R. her Attorney in Fact
Judith A. Robertson by Michael S. Robertson, Her Attorney in Fact

State of Washington
County of Skagit

I certify that I know or have satisfactory evidence that Michael S Robertson

~~is~~ are the person(s) who appeared before me, and said person acknowledged that ~~he~~ she/they signed this instrument, on oath stated that ~~he~~ she/they was authorized to execute the instrument and acknowledged it as the Power of Attorney of Judith A. Robertson to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: August 3, 2021

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

EXHIBIT "A"

Exceptions

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

Granted to: Sagit County Dairymen's Association
 Purpose: a perpetual right-of-way to lay and maintain a water-main
 Recording Date: August 4, 1920
 Recording No.: 143870
 Affects: location undisclosed

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

Granted to: Puget Sound Energy, Inc.
 Purpose: non-exclusive perpetual easement
 Recording Date: October 12, 1999
 Recording No.: 199910120068
 Affects: as described in instrument

3. 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 Rio Vista Meadows:

Recording No: 200008210119

4. 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 for Rivers Edge LLC:

Recording No: 201808240048

5. 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

EXHIBIT "A"

**Exceptions
(continued)**

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 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."

6. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
7. City, county or local improvement district assessments, if any.
8. Assessments, if any, levied by Burlington.