

When recorded return to:

Jake R. Wauters and Megan D. Wauters
1631 River Walk Lane
Burlington, WA 98233

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

CHICAGO TITLE
620050932

Escrow No.: 620050932

STATUTORY WARRANTY DEED**THE GRANTOR(S)** Charles Harmon and Mandy Harmon, a married couple

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Jake R. Wauters and Megan D. Wauters, a married couple

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

LOT 2, 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): P134344 / 6058-000-002-0000

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20221619

Apr 19 2022

Amount Paid \$10283.40
Skagit County Treasurer
By Lena Thompson Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: April 12, 2022

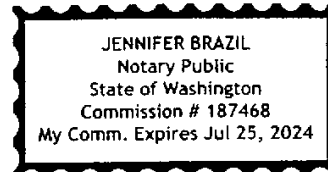
Charles Harmon
Charles HarmonMandy H. Harmon
Mandy HarmonState of Washington
County of SkagitThis record was acknowledged before me on 4-15-2022 by
Charles Harmon and Mandy HarmonJennifer Brazil
(Signature of notary public)Notary Public in and for the State of Washington
Residing at: Skagit County
My commission expires: 7-25-2024

EXHIBIT "A"
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. 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. 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
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. Annexation Ordinance No. 1818 including the terms, covenants and provisions thereof

Recording Date: January 6, 2016

EXHIBIT "A"Exceptions
(continued)

Recording No.: 201601060065

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

Recording Date: October 23, 2015

Recording No.: 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, encroachments, 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

Notice of Correction recorded February 15, 2019 under Recording No. 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

EXHIBIT "A"Exceptions
(continued)

Recording Date: November 2, 2018
Recording No.: 201811020006

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 Burlington.
16. City, county or local improvement district assessments, if any.