

When recorded return to:

Fletcher S. Collins
1775 River Walk Lane
Burlington, WA 98233

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20223130

Jul 29 2022

Amount Paid \$9785.00

Skagit County Treasurer

By BELEN MARTINEZ Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620052155

CHICAGO TITLE

620052155

STATUTORY WARRANTY DEED

THE GRANTOR(S) Jonathan Young and Athina Young, also appearing of record as Jonathan S. Young and Athina G. Young, 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 Julia M. Kearns, a single woman and Fletcher S. Collins, A Single Man, as Joint Tenants

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 10, PLAT OF RIVER'S EDGE


Tax Parcel Number(s): P134352 / 6058-000-010-0000


Subject to:


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

STATUTORY WARRANTY DEED
(continued)

Dated: July 5, 2022



Jonathan S. Young

Athina G. YoungState of WashingtonCounty of SnohomishThis record was acknowledged before me on 07/27/2022 by Jonathan Young and Athina Young.

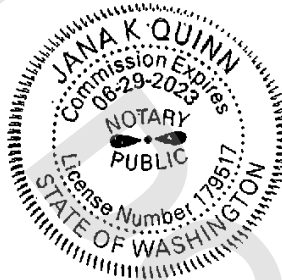
(Signature of notary public)Notary Public in and for the State of WashingtonMy commission expires: 08/29/2023

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P134352 / 6058-000-010-0000

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 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. 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 "B"

Exceptions
(continued)

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 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 Plat of River's Edge:

Recording No: 201808240048

Notice of Correction for amendment:

Recording Date: February 15, 2019

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,

EXHIBIT "B"

Exceptions
(continued)

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

Said document is re-recorded under recording number 201910080019

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