

When recorded return to:

Steve Rietman and Sandi Rietman
4611 Sucia Drive
Ferndale, WA 98248SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20224553

Nov 09 2022

Amount Paid \$13167.00

Skagit County Treasurer

By Lena Thompson Deputy

GNW 22-16324

STATUTORY WARRANTY DEED

THE GRANTOR(S) Charles T. Neithardt, as his separate estate, 1 Morning Beach Drive, Unit 26, Bellingham, WA 98229,

for and in consideration of ten dollars and other valuable consideration

in hand paid, conveys, and warrants to Steve Rietman and Sandi Rietman, husband and wife

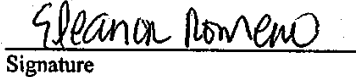
the following described real estate, situated in the County Skagit, State of Washington:

FOR PROPERTY DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART
HEREOF.Abbreviated legal description: Property 1:
Lot 134, Eaglemont, Ph. 1B, Div. 3

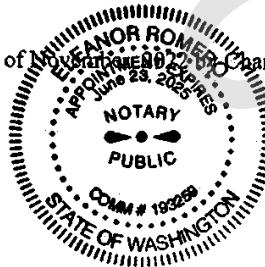
This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey as described in Exhibit "B" attached hereto

Tax Parcel Number(s): P122236

Dated: 11/8/2022


Charles T. NeithardtSTATE OF WASHINGTON
COUNTY OF SKAGITThis record was acknowledged before me on 8th day of November 2022 by Charles T. Neithardt.
SignatureNotary
Title

My commission expires: 6/23/2025

Statutory Warranty Deed
LPB 10-05

Order No.: 22-16324-KH

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**EXHIBIT A
LEGAL DESCRIPTION**

Property Address: 4701 Parkview Lane, Mount Vernon, WA 98274
Tax Parcel Number(s): P122236

Property Description:

Lot 134, Plat of Eaglemont, Phase 1B, Division 3, according to the Plat thereof recorded October 25, 2004, under Auditor's File No. 200410250250, records of Skagit county, Washington.

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EXHIBIT B

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10. Reservations contained in deed from the State of Washington, executed by, James E. Moore and Myrtle Moore, his wife, recorded February 4, 1942, under Auditor's File No. 348986, reserving to English Lumber Company, all oil, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working the same and providing that such rights shall not be exercised until provision has been made for full payment of all damages sustained by reason of such entry.

11. Reservations contained in deed from the State of Washington, executed by, Marie Fleitz Dwyer; Frances Fleitz Rucker and Lola Hartnett Fleitz recorded October 22, 1918 under Auditor's File No. 128138, reserving, all oil, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working the same and providing that such rights shall not be exercised until provision has been made for full payment of all damages sustained by reason of such entry.

12. Reservations contained in deed from the State of Washington, executed by, Atlas Lumber Company, recorded April 18, 1914, under Auditor's File No. 102029, reserving all oil, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working the same and providing that such rights shall not be exercised until provision has been made for full payment of all damages sustained by reason of such entry.

13. 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, recorded November 25, 1992 as Auditor's File No. 9211250027.

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".

14. Easement affecting a portion of subject property for ingress, egress, utilities and provisions therein, granted to Puget Sound Energy, Inc., formerly Puget Sound Power & Light Co. dated August 8, 1993, recorded August 25, 1993, as Auditor's File No. 9308250085.

15. Easement, affecting a portion of subject property for the purpose of gas pipelines, including terms and provisions thereof granted to Cascade Natural Gas Corporation, recorded October 11, 1993, as Auditor's File No. 9310110127.

16. Easement affecting a portion of subject property for ingress, egress, utilities and provisions therein, granted to Puget Sound Energy, Inc., formerly Puget Sound Power & Light Co. dated August 8, 1993, recorded November 2, 1993, as Auditor's File No. 9311020145.

17. Protective covenants, easements and/or assessments, but omitting restrictions, if any, based on race, color, religion or national origin executed by Sea-Van Investments Associates, a Washington General Partnership, dated January 11, 1994, recorded January 25, 1994, as Auditor's File No. 9401250030.

Above covenants, conditions and restrictions were amended on December 11, 1995, March 13, 1996 and January 31, 2000 and recorded December 11, 1995, March 18, 1996 and February 1, 2000, as Auditor's File No's. 9512110030, 9603180110 and 200002010099.

18. Easement and set-back requirements as set forth in the covenants to Eaglemont, recorded under Auditor's File No. 9401250030.

19. Agreement, affecting subject property, regarding proposed road and the terms and provisions thereof
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between Sea-Van Investments Assoc. and John and Sandra Thomas, dated October 15, 1991, recorded May 3, 2000, as Auditor's File No. 200005030063.

20. 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 Eaglemont Phase 1B, Division 1, recorded 200201160127, as Auditor's File No. 200201160127.

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".

21. Regulatory notice/agreement executed by, Sea-Van Investments and the City of Mount Vernon that may include covenants, conditions and restrictions affecting the subject property, recorded March 28, 2003, as Auditor's File No. 200303280230, 200303280231, 200303280232 and 200303280233.

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.

Note: All said notices pertain to boundary line adjustments.

22. 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 Eaglemont, Phase 1B, Division 3, recorded October 25, 2004, as Auditor's File No. 200410250250.

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".