

When recorded return to:

Elizabeth Jentges and Cecil W. Jentges
1785 River Walk Lane
Burlington, WA 98233

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20240985

Jun 14 2024

Amount Paid \$10185.00
Skagit County Treasurer
By Kaylee Oudman Deputy

STATUTORY WARRANTY DEED

Guardian NW Title 24-20546-KH

THE GRANTOR(S) **Darioush Kazemi-Shirkadeh and Kayla Scammon, husband and wife**, 4173 325th Avenue Northeast, Carnation, WA 98014,

for and in consideration of **ten dollars and other valuable consideration**

in hand paid, conveys, and warrants to **Cecil W. Jentges and Elizabeth Jentges, a married couple**

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

Lot 13, 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 Skagit County, Washington.

Abbreviated legal description: Property 1:
Lot 13, River's Edge

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 "A" attached hereto

Tax Parcel Number(s): P134355/6058-000-013-0000

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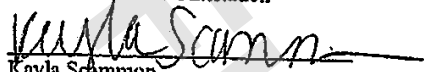
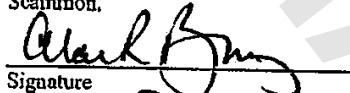
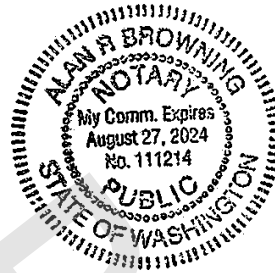
Dated: 06/13/24
Dariosh Kazemi-Shirkadeh
Kayla ScammonSTATE OF WASHINGTON
COUNTY OF ~~SKAGOT~~ Grays HarborThis record was acknowledged before me on 15th day of June, 2024 by Darioush Kazemi-Shirkadeh and Kayla Scammon.
SignatureNotary Public
TitleMy commission expires: 8-27-2024

EXHIBIT A

24-20546-KH

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I—Requirements are met.
2. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.
3. (A) Unpatented mining claims.
(B) Reservations or exceptions in patents or in Acts authorizing the issuance thereof.
(C) Water rights, claims or title to water, whether or not the matters excepted under (A), (B), or (C) are shown by the public records.
(D) Indian Tribal Codes or Regulations, Indian Treaty or Aboriginal Rights, including easements or equitable servitudes.
4. Any service, installation, connection, maintenance, construction, tap or reimbursement charges/costs for sewer, water, garbage or electricity.
5. Any facts, rights, interest, or claims which are not shown by the public records but which could be ascertained by an inspection of said land or by making inquiry of persons in possession thereof.
(Said Exception will not be included on Extended Coverage Policies)
6. Easements, claims of easement or encumbrances which are not shown by the public records.
(Said Exception will not be included on Extended Coverage Policies)
7. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the public records.
(Said Exception will not be included on Extended Coverage Policies)
8. Any lien, or right to a lien, for services, labor or materials or medical assistance heretofore or hereafter furnished, imposed by law and not shown by the public records.
(Said Exception will not be included on Extended Coverage Policies)
9. 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 Survey recorded October 2, 1987 as Auditor's File No. 8710020014.
10. 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 Survey recorded April 25, 1990 as Auditor's File No. 9004250019.
11. Regulatory notice/agreement regarding Annexation Ordinance No. 1392 that may include covenants, conditions and restrictions affecting the subject property, recorded October 31, 2000 as Auditor's File No. 200010310020.

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said
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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.

12. Easement, affecting a portion of subject property for the purpose of Stormwater, sewer and drainage construction including terms and provisions thereof granted to Hansell Homes, Inc. recorded September 22, 1999 as Auditor's File No. 199909220102

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 named Survey recorded August 21, 2000 as Auditor's File No. 200008210119.

14. 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 Survey recorded December 12, 2014 as Auditor's File No. 201412120041.

15. Regulatory notice/agreement regarding Annexation Ordinance No. 1818 that may include covenants, conditions and restrictions affecting the subject property, recorded January 6, 2016 as Auditor's File No. 201601060065.

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.

16. Provisions and matters regarding Boundary Line Adjustment set forth on document recorded October 23, 2015 under Auditor's File No. 201510230066.

17. 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 Delahunt 5 Lot Short Plat recorded February 4, 2016 as Auditor's File No. 201602040006.

18. Easement affecting a portion of subject property for utility lines and related facilities and provisions therein, granted to Puget Sound Energy and/or its predecessors, recorded January 24, 2018, as Auditor's File No. 201801240038.

19. Regulatory notice/agreement regarding Skagit County Right to Manage Natural Resource Lands Disclosure that may include covenants, conditions and restrictions affecting the subject property, recorded February 28, 2017 as Auditor's File No. 201702280208.

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.

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 Plat of River's Edge recorded August 24, 2018 as Auditor's File No.

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201808240048.

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".

Said instrument was modified by instrument recorded February 15, 2019, under Auditor's File No. 201902150020.

21. Protective covenants, easements and/or assessments, but omitting restrictions, if any, based on race, color, religion or national origin executed by RIVER'S EDGE, LLC, recorded November 2, 2018 as Auditor's File No. 201811020006.

Above covenants, conditions and restrictions were amended and recorded October 8, 2019 as Auditor's File No. 201910080020.

Above covenants, conditions and restrictions were amended and restated on July 8, 2022 under Auditor's File No. 202207080060.

22. Any tax, fee, assessments or charges as may be levied by River's Edge Homeowner's Association.

23. Municipal assessments, if any, levied by the City of Burlington. This Company suggests that inquiry be made to the City of Burlington for current assessment status.

End of Exhibit A