

When recorded return to:

Craig Goldenberger and Anne Goldenberger
18784 Kim Place
Burlington, WA 98233

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20250126

Jan 16 2025

Amount Paid \$19886.00

Skagit County Treasurer

By BELEN MARTINEZ Deputy

211243-LT

STATUTORY WARRANTY DEED

THE GRANTOR(S) Fred A. Olsen and Sandy S. Olsen, husband and wife

for and in consideration of \$10.00 and other good and valuable consideration

in hand paid, conveys, and warrants to Craig Goldenberger and Anne Goldenberger, a married couple
the following described real estate, situated in the County of Skagit, State of Washington:

Lot 4, "RIVER VALLEY VIEW ESTATES," as per plat recorded on May 7, 2001 under Auditor's File No.
200105070102, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

Abbreviated Legal: N/A

Tax Parcel Number(s): 4777-000-004-0000/P118029

SUBJECT TO: SEE ATTACHED EXHIBIT "A" AND BY THIS REFERENCE MADE A PART HERETO.

Dated: 1/14/2025Fred A. Olsen

Fred A. Olsen

Sandy S. Olsen

Sandy S. Olsen

State of Washington

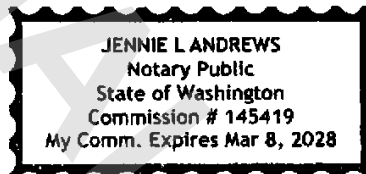
County of SkaagitThis record was acknowledged before me on 01/14/2025 by Fred A. Olsen; Sandy S. OlsenJennie L. AndrewsNotary Public In for WA state
Jennie L. AndrewsMy commission expires: 03/08/2028Resides in: Island County

EXHIBIT A**DEDICATION CONTAINED ON THE FACE OF THE PLAT, AS FOLLOWS:**

Declare this plat and dedicate to the public forever all roads and ways, except private and corporate roads, shown hereon with the rights to make all necessary slopes for cuts and fills, and the right to continue to drain said roads and ways over and across any lot or lots, where water might take a natural course, in the original reasonable grading of roads and ways shown hereon. Following original reasonable grading of roads and ways hereon, no drainage waters on any lots shall be diverted or blocked from their natural course so as to discharge upon any public road right-of-way, or to hamper road drainage. Any enclosing of drainage waters in culverts or drains or rerouting shall be done by and at the expense of such owner.

"Jennifer Lane" and "Kim's Place", shown hereon as corporate roads (Tract A) are to be held in individual ownership by the owners of the lots served by the corporate roads. The cost of construction and maintaining all roads not herein dedicated as county roads and all access roads to the plat, unless the same are dedicated as county roads, shall be the obligation of all of the owners of the lots in the plat and/or of any additional plats that may be served by said roads, streets and/or alleys, and the obligation to maintain shall be concurrently the obligation of any corporation in whom title of said roads, streets, and/or alleys be held. In the event that the owners of any of these lots or the corporate owners of any of the roads, streets, or alleys of this plat or any additional plats served by these roads, streets, and/or alleys shall petition the Board of County Commissioners to include these roads, street, and/or alleys in the road system, said petitioner shall be obligated to being the same to the county road standards in all respects prior to acceptance by the county

WATER PIPELINE EASEMENT CONTAINED ON THE FACE OF THE PLAT, AS FOLLOWS:

Easements are granted to Public Utility District No. 1 of Skagit County, Washington, a municipal corporation, its successors or assigns, the perpetual right, privilege, and authority enabling the PUD to do all things necessary or proper in the construction and maintenance of a water line, lines or related facilities, including the right to construct, operate, maintain, inspect, improve, remove, restore, alter, replace, relocate, connect to and locate at any time a pipe or pipes, line or lines or related facilities, along with necessary appurtenances for the transportation of water over, across, along, in and under the lands as shown on this plat together with the right of ingress to and egress from said lands across adjacent lands, of the grantor; Also, the right to cut and/or trim all brush, timber, trees or other growth standing or growing upon the lands of the grantor which, in the opinion of the district, constitutes a menace or danger to said line or to persons or property by reason of proximity to the line. The grantor agrees that title to all timber, brush, trees, other vegetation or debris trimmed, cut, and removed from the easement pursuant to this agreement is vested in the district.

Grantor, its heirs, successors, or assigns hereby conveys and agrees not to construct or permit to be constructed structures of any kind on the easement area without written approval of the general manager of the district. Grantor shall conduct its activities and all other activities on grantor's property so as not to interfere with, obstruct or endanger the usefulness of any improvements or other facilities, now or hereafter maintained upon the easement or in any way interfere with, obstruct or endanger the district's use of the easement.

NATURAL RESOURCE LAND DESIGNATION CONTAINED ON THE FACE OF THE PLAT, AS FOLLOWS: This property lies within 300 feet of land designated resource lands by Skagit County. A variety of natural resources land activities occur in the area that may be inconvenient or cause discomfort to area residents. This may arise from the use of chemicals, or from spraying, pruning, harvesting, or extraction, which occasionally generates dust, smoke, noise, and odor. Skagit County has established resource uses as priority uses on designated natural resource lands, and residents of adjacent property should be prepared to accept such inconveniences or discomfort from normal necessary natural resource land operations when performed in compliance with best management practices and local, state, and federal law.

TRACT "A" UTILITY EASEMENT CONTAINED ON THE FACE OF THE PLAT, AS FOLLOWS: A utility easement being over, under and across Tract "A" is hereby reserved for and conveyed to Puget Sound Energy, Cascade Natural Gas Corp., GTE Northwest, Northland Cable TV, and their respective successors and assigns in which to construct, operate, maintain, repair, replace and enlarge under ground pipes, conduits, cables and wires with necessary or convenient underground or ground mounted appurtenances thereto for the purpose of serving this subdivision and other property with electric, gas, telephone and other utility service, together with the right to enter upon the streets, lots, tracts and spaces at all times for the purposes herein stated. Tract "A" is also reserved for sewer and water easements to serve the lots within this subdivision.

AUTOMOTIVE RACETRACK NOTICE CONTAINED ON THE FACE OF THE PLAT, AS FOLLOWS:

Skagit Speedway, an automotive racing facility is located within 1 mile of the subject property. The facility operates from mid April until August hosting approximately 25 events per year with attendance ranging from 4,000 to 10,000 persons per event. During such events, noise, traffic and possibly other impacts, effect the general neighborhood.

PLAT NOTES CONTAINED ON THE FACE OF THE PLAT, AS FOLLOWS:

Basis of bearings and section breakdown derived from record of survey, A.F. No. 9205080001;

Standard Field Traverse procedures and a One Second Leitz Set Total Station were used to accomplish this survey. Control Survey done in January, 1998. Lot corners set in July, 2000;

Total acreage of subdivision - 49.41 acres;

See variance allowing private road #VA 99 0291, approved November 30, 1999, filed in Auditor's File No. 199912020002 . The road maintenance documents are recorded under Auditor's File No. 200105070103 ;

Water - Skagit County P.U.D.;

Sewer - Individual On-Site Systems;

Zoning - Comprehensive Plan - Rural reserve; Potential buyers should recognize that a tributary to Bob Smith Creek meanders through this subdivision and may be subject to periodic channel changes and intermittent flooding. Building sites may be limited based on creek channel migration;

See covenants, conditions and restrictions (CCR's) recorded under Auditor's File No. 200105070103 ;

A voluntary donation to Skagit County Park and Recreation for mitigation fee of \$100 per lot shall be collected at time of sale;

Plat number and date of approval shall be included in all deeds and contracts;

No building permit shall be issued for any residential and/or commercial structures, which are not at the time of application determined to be within an official designated boundary of a Skagit County Fire District;

The total impervious surface of the proposal shall be limited to 5% of the total lot area, unless the proposed development provides mitigation that will collect runoff from the proposed development, will treat the runoff, if necessary to protect groundwater quality and discharge that collected runoff into a groundwater infiltration system on site;

See Geo Engineers Report dated June 1, 1999 for setbacks of house foundations and drainfields;

See Protected Critical Area Easement recorded under Auditor's File Nos. 200105070104 through 200105070112 ;

See Road Maintenance and Shared Road Agreement recorded under Auditor's File No. 200105070103 ; Change of location of access may necessitate a change of address. Contact the Planning and Permit Center.

EASEMENT AND TERMS AND CONDITIONS THEREOF: Disclosed By: Plat of said addition Purpose: Minimum Building Setbacks Area Affected: As shown

EASEMENT AND THE TERMS AND CONDITIONS THEREOF: Grantee: Puget Sound Power & Light Company, a Washington corporation Purpose: The right to construct, operate, maintain, repair, replace and enlarge an underground electric transmission and/or distribution system Area Affected: Undisclosed Dated: April 11, 1988 Recorded: April 19, 1988 Auditor's No.: 8804190045

EASEMENT AND TERMS AND CONDITIONS THEREOF: Disclosed By: Plat of said addition Purpose: Drainfield Easement for Lot Area Affected: Westerly and Southerly 15 feet

RESTRICTIVE COVENANTS, CONDITIONS AND RESTRICTIONS FOR RIVER VALLEY VIEW ESTATES, AND THE TERMS AND CONDITIONS THEREOF: Executed By: Nielsen Brothers, Inc. Recorded: May 7, 2001 Auditor's No.: 200105070103

AMENDMENT AND ADDITION, AND THE TERMS AND CONDITIONS THEREOF: Executed By: Nielsen Brothers, Inc. Recorded: June 21, 2001 Auditor's No.: 200106210005

AMENDMENT TO DECLARATION OF PROTECTIVE COVENANTS: Recorded: July 19, 2002 Auditor's No.: 200207190135

AMENDMENT TO DECLARATION OF PROTECTIVE COVENANTS: Recorded: October 4, 2018 Auditor's No.: 201810040007

Protected Critical Area Site Plan and/or Easement and the terms and conditions thereof as recorded May 7, 2001 under Auditor's File No. 200105070109 .

MEMORANDUM OF LEASE, INCLUDING THE TERMS AND CONDITIONS THEREOF: Lessor: Fred A. Olsen and Sandy S. Olsen Lessee: Horizon Tower Limited Partnership-II, a Kansas Limited Partnership, by Horizon Tower, LLC Dated: May 22, 2018 Recorded: April 6, 2023 Auditor's File No.: 202304060116 Said document being a rerecord of that instrument recorded on November 28, 2018 under Auditor's File No. 201811280064

LEASE ASSIGNMENT AND ASSUMPTION AGREEMENT: Assignor: HORIZON TOWER LIMITED PARTNERSHIP-II, a Kansas limited partnership Assignee: HORIZON TOWER LIMITED, LLC, a Kansas limited liability company Dated: February 29, 2024 Recorded: April 17, 2024 Auditor's File No.: 202404170035

LEASE ASSIGNMENT AND ASSUMPTION AGREEMENT: Assignor: HORIZON TOWER LIMITED, LLC, a Kansas limited liability company Assignee: WEST COAST TOWER HOLDINGS, LLC, a Delaware limited liability company Dated: March 21, 2024 Recorded: April 17, 2024 Auditor's File No.: 202404170036

MEMORANDUM OF LEASE, INCLUDING THE TERMS AND CONDITIONS THEREOF: Lessor: Horizon Tower Limited Partnership-II, a Kansas Limited Partnership, by Horizon Tower, LLC, a Delaware limited liability company, its Operations Partner Lessee: Seattle SMSA Limited Partnership d/b/a Verizon Wireless Dated: February 5, 2020 Recorded: March 23, 2020 Auditor's File No.: 202003230028

LOT CERTIFICATION AND THE TERMS AND CONDITIONS THEREOF: Recorded: September 27, 2019 Auditor's File No.: 201909270116

Special Use Permit and the terms and conditions thereof as recorded June 17, 2020 under Auditor's File No. 202006170020 .

EASEMENT, INCLUDING THE TERMS AND CONDITIONS THEREOF: Grantee: Puget Sound Energy, Inc. Purpose: Electric transmission and/or distribution line Area Affected: Said Land Recorded: March 1, 2021 Auditor's File No.: 202103010209

Rights or claims of tenants in possession due to unrecorded leasehold interests and/or rental agreements, if any