

202505150019

05/15/2025 09:53 AM Pages: 1 of 6 Fees: \$308.50
Skagit County Auditor, WA

When recorded return to:

Eric Jason Brodsky
1904 207th St SW
Lynnwood, WA 98036

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20251472

May 15 2025

Amount Paid \$13300.00
Skagit County Treasurer
By Kaylee Oudman Deputy

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

4100 194th St. SW, #230
Lynnwood, WA 98036

Escrow No.: 620058664

Chicago Title
620058664

STATUTORY WARRANTY DEED

THE GRANTOR(S) Richard A. Ammons, an unmarried person

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys and warrants to Eric Jason Brodsky, an unmarried person

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

LOT 8, RIVER VALLEY VIEW ESTATES, AS PER PLAT RECORDED ON MAY 7, 2001, UNDER
RECORDING NO. 200105070102, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

Abbreviated Legal: (Required if full legal not inserted above.)

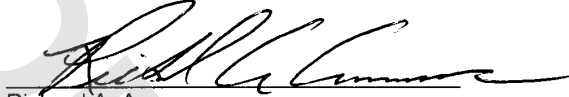
Tax Parcel Number(s): P118033 / 4777-000-008-0000

Subject to:

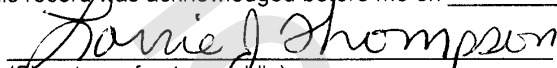
SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

STATUTORY WARRANTY DEED

(continued)

Dated: 5-12-25

Richard A. Ammons

State of WashingtonCounty of SRAITThis record was acknowledged before me on 5-12-2025 by Richard A. Ammons.

(Signature of notary public)

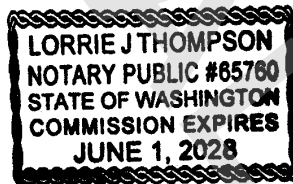
Notary Public in and for the State of WashingtonMy commission expires: 6-1-2028

EXHIBIT "A"
Exceptions

1. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

In favor of:	Puget Sound Power & Light Company
Purpose:	Electric transmission and/or distribution line, together with necessary appurtenances
Recording Date:	April 19, 1988
Recording No.:	8804190045
Affects:	Portion of said premises
2. Agreement and the terms and conditions thereof:

Executed by:	Public Utilities District No. 1 and Skagit County
Recording Date:	October 23, 1995
Recording No.:	9510230101
Recording No.:	9510230102
3. Agreement and the terms and conditions thereof:

Executed by:	The Bow Hill Neighborhood Association and Skagit County
Recording Date:	December 12, 1995
Recording No.:	9512120043
4. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

In favor of:	Skagit County
Purpose:	Protected critical area easement
Recording Date:	May 7, 2001
Recording No.:	200105070109
Affects:	Portion of said premises
5. Agreement and the terms and conditions thereof:

Executed by:	Nielsen Brothers, Inc and Richmond JPJ Enterprises, Inc
Recording Date:	June 21, 2001
Recording No.:	200106210007
6. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to:	Richmond JPJ Enterprises, Inc.
Purpose:	Road and public utilities
Recording Date:	August 27, 2001
Recording No.:	200108270197
Affects:	Portion of said premises

EXHIBIT "A"

Exceptions
(continued)

7. 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 Valley View Estates:

Recording No: 200105070102

8. 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

Recording Date: May 7, 2001
Recording No.: 200105070103

Modification(s) of said covenants, conditions and restrictions

Recording Date: June 21, 2001
Recording No.: 200106210005

Modification(s) of said covenants, conditions and restrictions

Recording Date: February 13, 2002
Recording No.: 200202130058

Modification(s) of said covenants, conditions and restrictions

Recording Date: July 19, 2002
Recording No.: 200207190134

Modification(s) of said covenants, conditions and restrictions

Recording Date: July 19, 2002
Recording No.: 200207190135

Modification(s) of said covenants, conditions and restrictions

Recording Date: October 4, 2018
Recording No.: 201810040007

9. Any unpaid assessments or charges and liability to further assessments or charges, for which

EXHIBIT "A"Exceptions
(continued)

a lien may have arisen (or may arise), as provided for under Washington law and in instrument set forth below:

Imposed by: River Valley View Estates Road Association
Recording Date: May 7, 2001
Recording No.: 200105070103

10. Protected Critical Area Easement and the terms and conditions thereof:

Recording Date: May 7, 2001
Recording No.: 200105070105

11. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

In favor of: Richmond JPJ Enterprises
Purpose: Ingress, egress and utilities
Recording Date: January 4, 2002
Recording No.: 200201040067
Affects: Portion of said premises

12. Easement and the terms and conditions thereof:

Recording Date: January 8, 2004
Recording No.: 200401080102

13. The property may be subject to the Skagit County Right-to-Manage Natural Resource Lands Disclosure, Skagit County Code Section 14.38, which states:

"This disclosure applies to parcels designated or within 1 mile of designated agricultural land or designated or within 1/4 mile of rural resource, forest or mineral resource lands of long-term commercial significance in Skagit County. A variety of Natural Resource Land commercial activities occur or may occur in the area that may not be compatible with non-resource uses and may be inconvenient or cause discomfort to area residents. This may arise from the use of chemicals; or from spraying, pruning, harvesting or mineral extraction with associated activities, which occasionally generates traffic, dust, smoke, noise, and odor. Skagit County has established natural resource management operations as a priority use on designated Natural Resource Lands, and area residents should be prepared to accept such incompatibilities, inconveniences or discomfort from normal, necessary Natural Resource Land operations when performed in compliance with Best Management Practices and local, State, and Federal law.

In the case of mineral lands, application might be made for mining-related activities including extraction, washing, crushing, stockpiling, blasting, transporting and recycling of minerals. If you are adjacent to designated NR Lands, you will have setback requirements from designated NR Lands."

EXHIBIT "A"

Exceptions
(continued)

14. Assessments, if any, levied by City of Federal Way.
15. City, county or local improvement district assessments, if any.