

202605060018

05/06/2026 09:39 AM Pages: 1 of 5 Fees: \$307.50
Skagit County Auditor, WA

When recorded return to:

Steven Rietman and Sandra Rietman
4701 Parkview Lane
Mount Vernon, WA 98274

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20261347

May 06 2026

Amount Paid \$5461.00
Skagit County Treasurer
By Lena Thompson Deputy

STATUTORY WARRANTY DEED

Guardian NW Title 26-25904-TB

THE GRANTOR(S) **John S. Stendal, a single person**

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

in hand paid, conveys, and warrants to **Steven Rietman and Sandra Rietman, husband and wife**

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

LOT 32, "PLAT OF JANICKI COVE, DIV. NO. 1", ACCORDING TO THE PLAT RECORDED IN VOLUME 10 OF PLATS, PAGES 1, 2, AND 3, RECORDS OF SKAGIT COUNTY, STATE OF WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

Abbreviated legal description: Property 1:
Lot 32, Janicki Cove, Div. No. 1

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): P77745/4185-000-032-0001

Statutory Warranty Deed
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Dated: 4/30/26

John S. Stendal
John S. Stendal

STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on this 30th day of April, 2026, by John S. Stendal.

Scott J Bentley
Signature

Notary
Title

My commission expires: 05/10/27

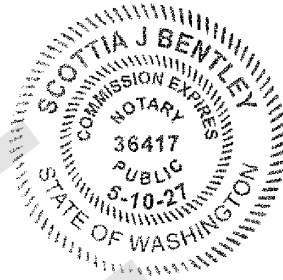


EXHIBIT A

26-25904-TB

12. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:
Grantee: Northern Pacific Railway Company
Dated: April 19, 1916, March 13, 1917 and May 15, 1918
Recorded: April 27, 1916, March 24, 1917 and June 16, 1918 Vol. 102, 106 and 110 of Deeds, pages 560, 292 and 408
Purpose: Construction and maintenance of dikes and placing and maintaining riprapping
13. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:
Grantee: State of Washington
Dated: October 7, 1964
Recorded: December 16, 1964
Auditor's No.: 659838
Purpose: Walking right-of-way only
Area Affected: 10 feet in width
14. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:
Grantee: Skagit Valley Telephone Company
Dated: April 12, 1965
Recorded: April 12, 1965
Auditor's No.: 664710
Purpose: Telephone pole line and accessories
15. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:
Grantee: Puget Sound Power & Light Company
Recorded: April 15, 1950
Auditor's No: 444378
Purpose: Electric Transmission line
Area Affected: 20 foot strip of shorelands of the Skagit River in front of Government Lot 3, Section 25, Township 35 North, Range 4 East, W.M.
16. NON-EXCLUSIVE EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:
Grantee: Simpson Timber Co.
Dated: January 22, 1970
Recorded: April 20, 1970
Auditor's No: 738078
Purpose: Road right-of-way
Area Affected: A portion of the easement set forth in the caption herein
17. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:
Grantee: City of Sedro Woolley
Recorded: September 14, 1970
Auditor's No: 743413
Purpose: Construction, maintenance and operation of sewer pipe lines, together with right of ingress and egress
18. Declaration of Restrictive Covenants, Easements and Reservations imposed on the "Plat of Janicki Cove, Division No. 1" by instrument dated May 21, 1971, recorded June 22, 1971 under Auditor's File No. 754357.

The above covenants were amended by instruments recorded under Auditor's File Nos. 8211080032,

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8301210004, 8911170078 and 9206180005.

19. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:
Grantee: Puget Sound Power & Light Company, a corporation
Dated: August 23, 1971
Recorded: October 6, 1971
Auditor's No: 758922
Purpose: Transmission line
Area Affected: Tracts "A" and "B" and easement portion
20. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:
Grantee: Public Utility District No. 1 of Skagit County, Washington
Dated: October 1, 1971 Recorded: December 2, 1971
Auditor's No: 761393
Purpose: Pipe line
Area Affected: Easement portion
21. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:
Grantee: Public Utility District No. 1 of Skagit County, Washington
Dated: October 1, 1971
Recorded: December 2, 1971
Auditor's No: 761394
Purpose: Pipe line
22. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:
Grantee: City of Sedro Woolley
Dated: February 2, 1971
Recorded: July 10, 1972
Auditor's No: 770819
Purpose: Sewer line together with right of ingress and egress
23. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING
PLAT/SUBDIVISION:
Plat/Subdivision Name: Janicki Cove No. 1
Recorded: June 23, 1971
Auditor's No.: 754410
- 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".
24. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:
Grantee: Comcast of Washington IV, Inc.
Dated: November 14, 2003
Recorded: May 10, 2004
Auditor's No.: 200405100172
Purpose: Broadband Communication System
Area Affected: Portion of subject property
25. REGULATORY NOTICE/AGREEMENT THAT MAY INCLUDE COVENANTS, CONDITIONS AND RESTRICTIONS AFFECTING THE SUBJECT PROPERTY:
Recorded: September 7, 1993

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Auditor's No.: 9309070087

Regarding: Variance Permit

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.

Said Instrument is a re-recording of instrument recorded under Auditor's File No. 9308310052.

26. REGULATORY NOTICE/AGREEMENT THAT MAY INCLUDE COVENANTS, CONDITIONS AND RESTRICTIONS AFFECTING THE SUBJECT PROPERTY:

Recorded: July 26, 1993

Auditor's No.: 9307260055

Regarding: Variance Permit

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.

27. Any question that may arise due to shifting or changing in the course of the Skagit River.

28. As to any portion of said land now, formerly or in the future covered by water: Questions or adverse claims related to

- (1) lateral boundaries of any tidelands or shorelands;
- (2) shifting in course, boundary or location of the body of water;
- (3) rights of the State of Washington if the body of water is or was navigable; and
- (4) public regulatory and recreation rights which limit or prohibit use of the land or water.

End of Exhibit A