

When recorded return to:  
Kyl Hamilton and William Stoltenberg  
5798 Jennifer Lane  
Burlington, WA 98233



201509280158

Skagit County Auditor \$77.00  
9/28/2015 Page 1 of 6 11:35AM

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620024973

**CHICAGO TITLE**  
**620024973**

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Timothy E. Sheldon, an unmarried person, as his separate estate and Debra A. Roberson who acquired title as Debra A. Sheldon, an unmarried person, as her separate estate for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration

in hand paid, conveys, and warrants to Kyl Hamilton , An unmarried person and William Stoltenberg, an unmarried person, each as their separate estate

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

Lot 7, RIVER VALLEY VIEW ESTATES, according to the Plat thereof recorded May 7, 2001, under Auditor's File No. 200106070102, records of Skagit County, Washington.

Situated in Skagit County, Washington

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

Tax Parcel Number(s): P118032 / 4777-000-007-0000.

Subject to:

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

Dated: September 18, 2015

\_\_\_\_\_  
Timothy E. Sheldon

*Debra A. Roberson*  
\_\_\_\_\_  
Debra A. Roberson

**SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX**

20153924  
SEP 28 2015

Amount Paid \$ 6051.00  
Skagit Co. Treasurer  
By HB Deputy

STATUTORY WARRANTY DEED

(continued)

STATE of Washington  
County of King

I certify that I know or have satisfactory evidence that Debra A Roberson is the person who appeared before me, and said person acknowledged that he/she signed this instrument and acknowledged it to be his/her free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 9.24.15

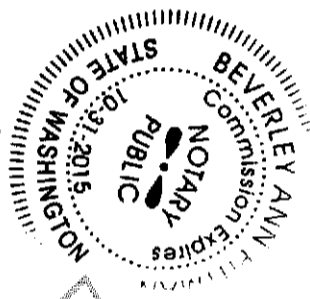
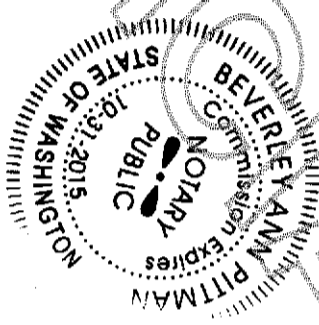
Beverley Ann Pittman

Name: Beverley Ann Pittman

Notary Public in and for the State of: WA

Residing at: Seattle

My appointment expires: 10.31.15



When recorded return to:  
Kyli Hamilton and William Stoltenberg  
5798 Jennifer Lane  
Burlington, WA 98233

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620024973

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Timothy E. Sheldon, an unmarried person, as his separate estate and Debra A. Roberson who acquired title as Debra A. Sheldon, an unmarried person, as her separate estate for and in consideration of Ten And No/100 Dollars (\$10.00), and other valuable consideration

in hand paid, conveys, and warrants to Kyli Hamilton, an unmarried person and William Stoltenberg, an unmarried person, each as their separate estate

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

Lot 7, RIVER VALLEY VIEW ESTATES, according to the Plat thereof recorded May 7, 2001, under Auditor's File No. 200105070102, records of Skagit County, Washington.

Situated in Skagit County, Washington

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

Tax Parcel Number(s): P118032 / 4777-000-007-0000.

Subject to:

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

Dated: September 18, 2015

  
\_\_\_\_\_  
Timothy E. Sheldon

\_\_\_\_\_  
Debra A. Roberson

STATUTORY WARRANTY DEED

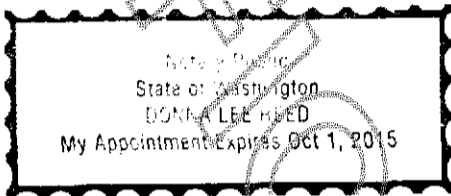
(continued)

STATE of Washington  
County of Skagit

I certify that I know or have satisfactory evidence that Timothy E. Sheldon is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his/her free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 9/24/15

Donna Lee Reed



Name: Donna Lee Reed  
Notary Public in and for the State of: Washington  
Residing at: Marysville, wa  
My appointment expires: 10/1/2015

**EXHIBIT "A"**  
Exceptions

1. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, 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 RIVER VALLEY VIEW ESTATES:

Recording No: 200105070102

2. Easement, including the terms and conditions thereof, granted by instrument(s);  
Recorded: April 19, 1988  
Auditor's No(s): 8804190045, records of Skagit County, Washington  
In favor of: Puget Sound Power & Light Company  
For: Electric transmission and/or distribution line, together with necessary appurtenances
3. Easement, including the terms and conditions thereof, granted by instrument(s);  
Recorded: May 7, 2001  
Auditor's No(s): 200105070109, records of Skagit County, Washington  
In favor of: Skagit County  
For: Protected critical area easement  
Affects: Portion of said premises
4. Easement, including the terms and conditions thereof, disclosed by instrument(s);  
Recorded: January 4, 2002  
Auditor's No(s): 200201040067, records of Skagit County, Washington  
In favor of: Richmond JPJ Enterprises  
For: Ingress, egress and utilities
5. Conveyed, including the terms and conditions thereof, disclosed by instrument;  
Recorded: August 27, 2001  
Auditor's No.: 200108270197, records of Skagit County, Washington  
In favor of: Richmond JPJ Enterprises  
For: Road and Public Utilities  
Affects: Portion of said premises
6. 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 recreational rights (including powers of the USA) or private riparian rights which limit or prohibit use of the land or water.
7. Agreement, including the terms and conditions thereof; entered into;  
By: Public Utilities District No. 1  
And Between: Skagit County  
Recorded: October 23, 1995  
Auditor's No.: 9510230101 and 9510230102, records of Skagit County, Washington  
Providing: To construct, operate, and maintain a water storage tank to support improvements to the Bow Hill area water supply system
8. Agreement, including the terms and conditions thereof; entered into;  
By: The Bow Hill Neighborhood Association  
And Between: Skagit County  
Recorded: December 12, 1995  
Auditor's No. 9512120043, records of Skagit County, Washington  
Providing: To construct, operate, and maintain a water storage tank to support improvements to the Bow Hill area water supply system
9. Agreement, including the terms and conditions thereof; entered into;  
By: Nielsen Brothers, Inc.  
And Between: Richmond JPJ Enterprises, Inc.  
Recorded: June 21, 2001  
Auditor's No. 200106210007, records of Skagit County, Washington  
Providing: Obligations of the River Valley View Estates Road Association

**EXHIBIT "A"**

**Exceptions  
(continued)**

10. Covenants, conditions, restrictions, and easements contained in declaration(s) of restriction, but omitting any covenants or restrictions, if any, 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;  
Recorded: May 7, 2001  
Auditor's No(s): 200105070103, records of Skagit County, Washington  
Executed by: Nielsen Brothers, Inc.

AMENDED by instrument(s):  
Recorded: June 21, 2001 and July 19, 2002  
Auditor's No(s): 200106210005 and 200207190135, records of Skagit County, Washington

11. Terms and Conditions of that Native Growth Protection Area Instrument;  
Recorded: May 7, 2001  
Auditor's File No.: 200105070107, records of Skagit County, Washington

12. Easement, including the terms and conditions thereof, disclosed by instrument(s);  
Recorded: June 21, 2001  
Auditor's No(s): 200106210007, records of Skagit County, Washington  
In favor of: Richmond Enterprises  
For: Ingress, egress and utilities

AMENDED by instrument(s):  
Recorded: January 4, 2002  
Auditor's No(s): 200201040067, records of Skagit County, Washington

13. Terms, conditions, and restrictions of that instrument entitled Native Growth Protection Area;  
Recorded: May 7, 2001  
Auditor's No(s): 200105070108, records of Skagit County, Washington
14. Assessments, if any, levied by River Valley View Estates Road Association.
15. City, county or local improvement district assessments, if any.