

When recorded return to:
Ian C. Mitchell and Vivienne E. Mitchell
5798 Jennifer Lane
Burlington, WA 98233

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2020-2219

Jun 19 2020

Amount Paid \$7605.00

Skagit County Treasurer

By Marissa Guerrero Deputy

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

CHICAGO TITLE
620042805

Escrow No.: 620042805

STATUTORY WARRANTY DEED

THE GRANTOR(S) Blair Walker and April Walker, husband and wife

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Ian C. Mitchell and Vivienne E. Mitchell, husband and wife, as joint tenants with right of survivorship and not as community property

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

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

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

Lot(s): 7 RIVER VALLEY VIEW ESTATES

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

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

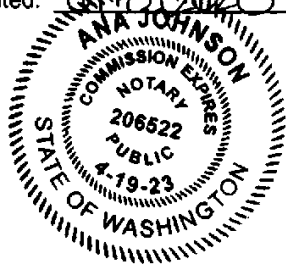
Dated: June 17, 2020

Blair Walker
Blair Walker
April Walker
April Walker

State of Washington
County of Skagit

I certify that I know or have satisfactory evidence that Blair and April Walker
is/are the person(s) who appeared before me, and said person(s) acknowledged that
(he/she/they) signed this of instrument and acknowledged it to be (his/her/their) free and voluntary act
for the uses and purposes mentioned in this instrument.

Dated: 6/17/2020



Ana Johnson
Name: Ana Johnson
Notary Public in and for the State of Washington
Residing at: Skagit
My appointment expires: 4/19/2023

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P118032 / 4777-000-007-0000

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, including a 2003 Silvercrest 51x40 Manufactured Home, Serial Number 17309706, title of which has been eliminated.

Situate in the County of Skagit, State of Washington.

EXHIBIT "B"
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);

Recording Date: April 19, 1988
Recording No.: 8804190045
In favor of: Puget Sound Power & Light Company
For: Electric transmission and/or distribution line

3. Easement, including the terms and conditions thereof, granted by instrument(s);

Recording Date: May 7, 2001
Recording No.: 200105070109
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);

Recording Date: January 4, 2002
Recording No.: 200201040067
In favor of: Richmond JPJ Enterprises
For: Ingress, egress and utilities

5. Conveyed, including the terms and conditions thereof, disclosed by instrument;

Recording Date: August 27, 2001
Recording No.: 200108270197
In favor of: Richmond JPJ Enterprises
For: Road and Public Utilities
Affects: Portion of said premises

6. Agreement, including the terms and conditions thereof;

Recorded: October 23, 1995
Recording No.: 9510230101
Recording No.: 9510230102

EXHIBIT "B"
Exceptions
(continued)

- Regarding: Water storage tank
7. Agreement, including the terms and conditions thereof;
- Between: The Bow Hill Neighborhood Association and Skagit County
Recording Date: December 12, 1995
Recording No.: 9512120043
8. Agreement, including the terms and conditions thereof;
- Between: Richmond JPJ Enterprises, Inc. and Nielsen Brothers, Inc.
Recording Date: June 21, 2001
Recording No.: 200106210007
Regarding: Obligations of the River Valley View Estates Road Association
9. 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
10. Native Growth Protection Area and the terms and conditions thereof:
- Recording Date: May 7, 2001
Recording No.: 200105070107
Recording No.: 200105070108
11. Easement, including the terms and conditions thereof, disclosed by instrument(s);
- Recording Date: June 21, 2001
Recording No.: 200106210007
In favor of: Richmond Enterprises
For: Ingress, egress and utilities
- AMENDED by instrument(s):
- Recording Date: January 4, 2002
Recording No.: 200201040067
12. 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

EXHIBIT "B"**Exceptions
(continued)**

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.

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."

14. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
15. Assessments, if any, levied by River Valley View Estates Road Association.
16. City, county or local improvement district assessments, if any.
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