

When recorded return to:
Joseph Hill
1808 North 30th Street
Mount Vernon, WA 98273

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620048226

CHICAGO TITLE
020048226

STATUTORY WARRANTY DEED

THE GRANTOR(S) Colton Rihaneck and Riley Rihaneck, 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 Joseph Hill, an unmarried man

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

LOT 30, "PLAT OF TJ TOWNHOUSES", AS PER PLAT RECORDED ON NOVEMBER 30, 2000, UNDER AUDITOR'S FILE NO. 200011300053, 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): P117617 / 4769-000-030-0000

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2021-3257

Jul 16 2021

Amount Paid \$5765.00

Skagit County Treasurer

By Flora Cruz Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: June 28, 2021

Colton K. Rihanek
Colton Rihanek

Riley Rihanek
Riley Rihanek

State of Washington
County of Skagit

I certify that I know or have satisfactory evidence that Colton Rihanek and Riley Rihanek 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: July 14 2021

Janak Quinn
Name: Janak Quinn
Notary Public in and for the State of Washington
Residing at: Arlington
My appointment expires: 06/29/2023

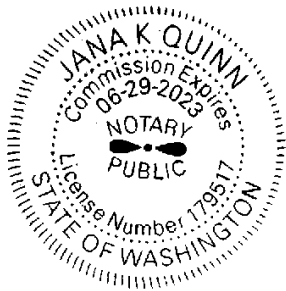


EXHIBIT "A"
Exceptions

1. Exceptions and reservations contained in deed whereby the grantor excepts and reserves all oil, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working the same and providing that such rights shall not be exercised until provision has been made for full payment of all damages sustained by reason of such entry

Grantor: State of Washington
Recording No.: 67757

Right of the State of Washington or its successors, subject to payment of compensation, to acquire rights of way for private railroads, skid roads, flumes, canals, water courses or other easements for transporting and moving timber, stone, minerals and other products from this and other land, as reserved in above-referenced deed.

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

In favor of: Continental Telephone Company
Recording Date: July 22, 1977
Recording No.: 861138
Affects: Portion of said premises

3. 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: November 5, 1985
Recording No.: 8511050076
Affects: Portion of said premises

4. 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: July 2, 1986
Recording No.: 8607020048
Affects: Portion of said premises

5. Mount Vernon Land Use Ordinance 2394-A and the terms and conditions thereof:

Recording Date: September 13, 1990
Recording No.: 9009130055

EXHIBIT "A"

Exceptions
(continued)

6. Mount Vernon Land Use Ordinance 2394-A and the terms and conditions thereof:

Recording Date: March 2, 1999
Recording No.: 9903020122

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

In favor of: Public Utility District No. 1 of Snohomish County
Purpose: Water pipeline
Recording Date: January 27, 2000
Recording No.: 200001270030
Affects: Portion of said premises

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

In favor of: Puget Sound Energy, Inc.
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances
Recording Date: September 12, 2000
Recording No.: 200009120116
Affects: Portion of said premises

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: September 12, 2000
Recording No.: 200009120118

Modification(s) of said covenants, conditions and restrictions

Recording Date: March 27, 2001
Recording No.: 200103270101

Modification(s) of said covenants, conditions and restrictions

Recording Date: July 31, 2003
Recording No.: 200307310168

EXHIBIT "A"
Exceptions
(continued)

10. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, 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 TJ Townhouses:

Recording No: 200011300053

11. 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: October 30, 2001
Recording No.: 200110300103

Modification(s) of said covenants, conditions and restrictions

Recording Date: May 8, 2003
Recording No.: 200305080235

12. Notice and the terms and conditions thereof:

Recording Date: April 25, 2002
Recording No.: 200204250057

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.

EXHIBIT "A"

Exceptions
(continued)

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 Mt Vernon.
16. City, county or local improvement district assessments, if any.