

When recorded return to:

River and Valley Development LLC  
707 Medaris Street  
Clinton, TN 37716

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Neil Hansen and Freida Hansen, a married couple, 17523 State Route 9, Mount Vernon, WA 98274,

for and in consideration of ten dollars and other valuable consideration

in hand paid, conveys, and warrants to River and Valley Development LLC, a Tennessee Limited Liability Company

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

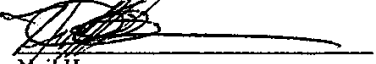
FOR PROPERTY DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Abbreviated legal description: Property I: Ptn. GLs 7 and 8 of S 36, T-34 N, R. 4 E. of W.M.

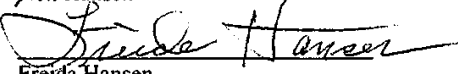
This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey as described in Exhibit "B" attached hereto

Tax Parcel Number(s): P29885 and P135911

Dated: December 29, 2022



Neil Hansen



Freida Hansen

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 5089

Jan 04 2023

Amount Paid \$5605.00  
Skagit County Treasurer  
By Lena Thompson Deputy

Statutory Warranty Deed  
LPB 10-05

Order No.: 22-17301-TJ

Page 1 of 5

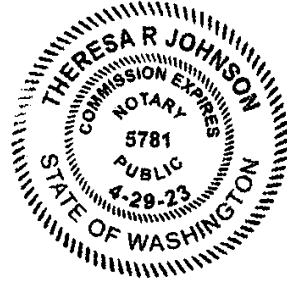
STATE OF WASHINGTON  
COUNTY OF SKAGIT

This record was acknowledged before me on 29<sup>th</sup> day of December, 2022 by Neil Hansen and Freida Hansen.

Theresa R Johnson  
Signature

Notary  
Title

My commission expires: 4-29-23



**EXHIBIT A  
LEGAL DESCRIPTION**

Property Address: 17523 State Route 9, Mount Vernon, WA 98274  
Tax Parcel Number(s): P29885 and P135911

**Property Description:**

Lot 107 Overlook Golf Course (Open Space Golf Course) as shown on "Phase Lot 106, The Reserve at Overlook Crest, a Long CaRD Land Division" as per plat recorded as Auditor's File No. 202210070029; being a portion of Government Lots 7 and 8 in Section 36, Township 34 North, Range 4 East, W.M. and a portion of Government Lot 4 of Section 31, Township 34 North, Range 5 East, A.M.

Statutory Warranty Deed  
LPB 10-05

Order No.: 22-17301-TJ

Page 3 of 5

**EXHIBIT B**

22-17301-TJ

1. Regulatory notice/agreement regarding Conditional Use Permit for golf course that may include covenants, conditions and restrictions affecting the subject property, recorded 05/22/1984 as Auditor's File No. 8405220007

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.

2. Easement, affecting a portion of subject property for the purpose of nd drainage lines including terms and provisions thereof granted to Erna F. Hansen recorded 02/02/1985 as Auditor's File No. 8502010015.
3. Easement, affecting a portion of subject property for the purpose of ingress, egress and utilities including terms and provisions thereof granted to Erna F . Hanson recorded 02/01/1985 as Auditor's File No. 8502010016
4. Agreement, affecting subject property, regarding Sewer Service Agreement and the terms and provisions thereof between Skagit County Sewer District No. 2 and Neil P. Hansen, recorded 04/16/1985 as Auditor's File No. 8504160020.
5. Any question that may arise due to shifting or changing in the course of the Unnamed Pond and/or drainage ditch both referenced in the above Esement documents and our documents of record.
6. Agreement, affecting subject property, regarding Memorandum of Devaelopment and Aption Agreement and the terms and provisions thereof between Neil Hansen, et ux and Overlook Crest LLC, recorded 02/09/0025 as Auditor's File No. 200502090025.
7. Lot certification, including the terms and conditions thereof, recorded 07/07/2005 as Auditor's File No. 200507070045. Reference to the record being made for full particulars. The company makes no determination as to its affects.
8. Regulatory notice/agreement regarding Rural Village Residential zoning that may include covenants, conditions and restrictions affecting the subject property, recorded 12/14/2005 as Auditor's File No. 200512140145 .

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.

9. Agreement, affecting subject property, regarding Sewer Extension and the terms and provisions thereof between Overlook Crest LLC and Skagit County Sewer District No.2, recorded 12/31/2007 as Auditor's File No. 200712310193.
10. Regulatory notice/agreement regarding Preliminary Plat Approval that may include covenants, conditions and restrictions affecting the subject property, recorded 03/25/2013 as Auditor's File No. 201303250157 .

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

Statutory Warranty Deed  
LPB 10-05

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.

11. Any and all offers of dedications, conditions, restrictions, easements, fence line/boundary discrepancies and encroachments, notes, provisions and/or any other matters as disclosed and/or delineated on the face of the following plat/short plat/survey named Short Plat No. PL07-0032 recorded 01/29/2010 as Auditor's File No. 201001290077.

12. Any and all offers of dedications, conditions, restrictions, easements, fence line/boundary discrepancies and encroachments, notes, provisions and/or any other matters as disclosed and/or delineated on the face of the following plat/short plat/survey named Overlook 'Boundary Line Adjustment recorded 12/02/2021 as Auditor's File No. 202112020016.

13. Easement affecting a portion of subject property for utility lines and related facilities and provisions therein, granted to Puget Sound Energy and/or its predecessors, recorded 09/12/2022, as Auditor's File No. 202209120103.

14. Easement affecting a portion of subject property for utility lines and related facilities and provisions therein, granted to Puget Sound Energy and/or its predecessors, recorded 09/20/2022, as Auditor's File No. 202209200083.

15. Any and all offers of dedications, conditions, restrictions, easements, fence line/boundary discrepancies and encroachments, notes, provisions and/or any other matters as disclosed and/or delineated on the face of the following plat/short plat/survey named Phase Lot 106, The Reserve At Overlook Crest recorded 10/07/2022 as Auditor's File No. 202210070029.

16. Said lands have been reclassified as Farm and Agricultural by Open Space Taxation Agreement, recorded 12/9/1971 as Auditor's File No. 761651 for tax purposes, notice of which is given by instrument as herein set forth. They will be subject to further taxation and interest thereupon as provided by chapter 84.34 and 84 R.C.W. upon withdrawal from such classification or change in use.

Pursuant to documents recorded as Auditor's File Nos. 9009070011 and 9510050044 said tax classification was changed to Open Space.

A Notice of Continuance was recorded as Auditor's File No. 200603220030.