

When recorded return to:
Blair Walker and April Walker
5798 Jennifer Lane
Burlington, WA 98233



201703030092

Skagit County Auditor

\$79.00

3/3/2017 Page

1 of

7 1:39PM

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620030149

CHICAGO TITLE

620030149

STATUTORY WARRANTY DEED

THE GRANTOR(S) Kyli Hamilton, an unmarried person; and William Stoltenberg, an unmarried person
for and in consideration of Ten And No/100 Dollars (\$10.00), and other valuable consideration
in hand paid, conveys, and warrants to Blair Walker and April Walker, husband and wife

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

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2017838

MAR 03 2017

Amount Paid \$ 6324.00

Skagit Co. Treasurer

By *[Signature]* Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: February 27, 2017



Kyli Hamilton

William Stoltenberg

STATUTORY WARRANTY DEED
(continued)

Dated: February 27, 2017

Kyli Hamilton

William Stoltenberg

William Stoltenberg

STATUTORY WARRANTY DEED
(continued)

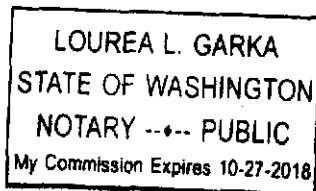
State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that

Kyli Hamilton
is/are the person(s) who appeared before me, and said person(s) acknowledged that (he/she/they) signed this instrument and acknowledged it to be (his/her/their) free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: March 2, 2017

Lourea L Garka
Name: Lourea L Garka
Notary Public in and for the State of WA
Residing at: Arlington
My appointment expires: 10/27/2018



STATUTORY WARRANTY DEED
(continued)

State of North Dakota

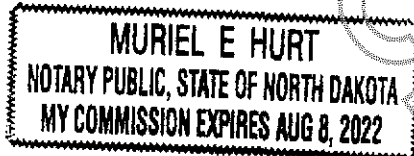
County of Stark

I certify that I know or have satisfactory evidence that

William Stalder

is/are the person(s) who appeared before me, and said person(s) acknowledged that (he/she/they) signed this instrument and acknowledged it to be (his/her/their) free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: March 2, 2017



Muriel E. Hurt
Name: MURIEL E. HURT
Notary Public in and for the State of North Dakota
Residing at: 301 5th St SW, South Heart, ND
My appointment expires: 8-8-2022

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. 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."
15. Assessments, if any, levied by River Valley View Estates Road Association.
16. City, county or local improvement district assessments, if any.

General and special taxes and charges, payable February 15; delinquent if first half unpaid on May 1 or if second half unpaid on November 1 of the tax year.