

When recorded return to:
Valura Odessa Brashears
1668 River Walk Lane
Burlington, WA 98233

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20262535
Aug 07 2026
Amount Paid \$10007.00
Skagit County Treasurer
By Lena Thompson Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Chicago Title
620062822

Escrow No.: 620062822

STATUTORY WARRANTY DEED

THE GRANTOR(S) Betty Collings and Merri Degraff, a married couple

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys and warrants to Valura Odessa Brashears, an unmarried person

the following described real estate, situated in the County of Skagit, State of Washington:
LOT 21, PLAT OF RIVER'S EDGE, ACCORDING TO THE PLAT THEREOF, RECORDED
AUGUST 24, 2018 UNDER RECORDING NO. 201808240048, 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): P134363 / 6058-000-021-0000

Subject to:

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

STATUTORY WARRANTY DEED

(continued)

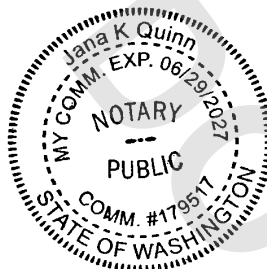
Dated: August 05, 2026Betty Collings
Betty CollingsMerri Degraff
Merri DegraffState of WashingtonCounty of SkagitThis record was acknowledged before me on August 05, 2026 by Betty Collings and Merri Degraff.Jana K Quinn
(Signature of notary public)
Notary Public in and for the State of Washington
My appointment expires: 06/29/2027

EXHIBIT "A"
Exceptions

1. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, 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 the Burlington Acreage Property:

Recording No: Volume 1, Page 49

2. Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey,

Recording Date: October 2, 1987

Recording No.: 8710020014

Matters shown: Encroachments of fences onto said premises by varying amounts

3. Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey,

Recording Date: April 25, 1990

Recording No.: 9004250019

Matters shown: Possible encroachment of a fence onto a portion of said premises

4. Annexation Ordinance No. 1392 including the terms, covenants and provisions thereof

Recording Date: October 31, 2000

Recording No.: 200010310020

5. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Hansell Homes, Inc.

Purpose: Stormwater, sewer and drainage construction

Recording Date: June 22, 1999

Recording No.: 199909220102

Affects: Portion of said plat

6. Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey,

Recording Date: August 21, 2000

Recording No.: 200008210119

Matters shown: Encroachment of a fence onto a portion of said plat

7. Any rights, interests, or claims which may exist or arise by reason of the following matters

EXHIBIT "A"

Exceptions
(continued)

disclosed by survey,

Recording Date: December 12, 2014
Recording No.: 201412120041
Matters shown: Encroachment of sheds

8. Annexation Ordinance No. 1818 including the terms, covenants and provisions thereof

Recording Date: January 6, 2016
Recording No.: 201601060065

9. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, 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 Boundary Line Adjustment and the terms and conditions thereof:

Recording No: 201510230066

Said document is a re-recording of Recording No. 201510130001

10. Boundary Line Adjustment including the terms, covenants and provisions thereof

Recording Date: June 9, 2025
Recording No.: 202506090041

Said document is a re-recording of Recording No. 201510230066 and 201510130001.

11. Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey,

Recording Date: February 4, 2016
Recording No.: 201602040006
Matters shown: Encroachment of a drainfield and fence onto a portion of said plat

12. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Puget Sound Energy, Inc.
Purpose: Electric transmission and/or distribution line
Recording Date: January 24, 2018
Recording No.: 201801240038
Affects: Said premises

EXHIBIT "A"Exceptions
(continued)

13. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, 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 River's Edge:

Recording No: 201808240048

Notice of correction for amendment of the entire Plat of River's Edge and the terms and conditions thereof:

Recording Date: February 15, 2019
Recording No.: 201902150020

14. 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: November 2, 2018
Recording No.: 201811020006

and Re-Recording Date: October 8, 2019
and Re-Recording No.: 201910080019
Reason: To add signature page

Modification(s) of said covenants, conditions and restrictions

Recording Date: October 8, 2019
Recording No.: 201910080020

Modification(s) of said covenants, conditions and restrictions

Recording Date: July 8, 2022
Recording No.: 202207080060

15. Any unpaid assessments or charges and liability to further assessments or charges, for which a lien may have arisen (or may arise), all as provided for in instrument set forth below:

Imposed by: Rivers Edge Skagit Homeowners Association
Recording Date: November 2, 2018
Recording No.: 201811020006

EXHIBIT "A"

Exceptions
(continued)

16. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
17. Assessments, if any, levied by the City of Burlington.
18. City, county or local improvement district assessments, if any.

Form 22P
Skagit Right-to-Manage Disclosure
Rev. 10/14
Page 1 of 1

**SKAGIT COUNTY
RIGHT-TO-MANAGE
NATURAL RESOURCE LANDS DISCLOSURE**

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Northwest Multiple Listing Service
ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated July 20, 2026
between Valura Odessa Brashears ("Buyer")
Buyer
and Betty Collings Merri Degraff ("Seller")
Seller
concerning 1668 River Walk Lane Burlington WA 98233 (the "Property")
Address City State Zip

Buyer is aware that 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.

Seller and Buyer authorize and direct the Closing Agent to record this Disclosure with the County Auditor's office in conjunction with the deed conveying the Property.

Authentisign
Valura Odessa Brashears 07/20/2026
Buyer Date

Buyer Date

Authentisign
Merri DeGraff 07/21/26
Seller Date

Authentisign
Betty Collings 07/21/26
Seller Date