


When recorded return to:
Scott W Rutherford and Angie L Rutherford
1753 River Walk Lane
Burlington, WA 98233


201904160054
04/16/2019 01:46 PM Pages: 1 of 6 Fees: \$104.00
Skagit County Auditor

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620036814

CHICAGO TITLE
020036814

STATUTORY WARRANTY DEED

THE GRANTOR(S) River's Edge, LLC, a Washington limited liability company

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Scott W Rutherford and Angie L Rutherford, a married couple

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

Lot 9, Plat of River's Edge, according to the plat thereof, recorded August 24, 2018 under
Auditor's File No. 201808240048, records of Skagit County, Washington.

Situate in Skagit County, Washington.

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

Tax Parcel Number(s): P134351 / 6058-000-009-0000

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2019/359
APR 16 2019

Amount Paid \$ **7,034.22**
Skagit Co. Treasurer
By *nam* Deputy

STATUTORY WARRANTY DEED (continued)

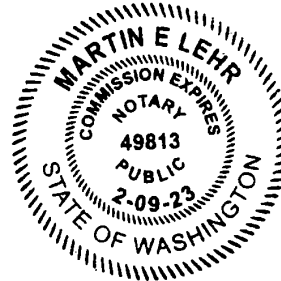
Dated: April 8, 2019

River's Edge, LLC

BY: [Signature]
Paul Woodmansee
Member of PLLT, LLC

BY: [Signature]
Tim Woodmansee
Member of PLLT, LLC

BY: [Signature]
David Lindsey
Manager of DPL Investments, LLC



State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Paul Woodmansee, Tim Woodmansee and David Lindsey are the persons who appeared before me, and said persons acknowledged that they signed this instrument, on oath stated that they were authorized to execute the instrument and acknowledged it as Member of PLLT, LLC, Member of PLLT, LLC and Member of DPL Investments, LLC, respectively, of River's Edge, LLC to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: April 9, 2019
[Signature]
Name: Martin E. Lehr
Notary Public in and for the State of WA
Residing at: La Conner
My appointment expires: 2-9-23

EXHIBIT "A"
Exceptions

1. 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
2. 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
3. Annexation Ordinance No. 1392 including the terms, covenants and provisions thereof

Recording Date: October 31, 2000
Recording No.: 200010310020
4. 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
5. 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
6. Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey,

Recording Date: December 12, 2014
Recording No.: 201412120041
Matters shown: Encroachment of sheds
7. Annexation Ordinance No. 1818 including the terms, covenants and provisions thereof

Recording Date: January 6, 2016

EXHIBIT "A"Exceptions
(continued)

Recording No.: 201601060065

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

Recording Date: October 23, 2015

Recording No.: 201510230066 being a re-recording of 201510130001

9. 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

10. 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

11. Skagit County Right to Manage Natural Resource Lands Disclosure;

Recording Date: February 28, 2017

Recording No.: 201702280208

12. 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 Plat of River's Edge:

Recording No: 201808240048

Modification(s) of said covenants, conditions and restrictions

Recording Date: November 2, 2018

Recording No.: 201811020006

Notice of Correction recorded under Recording No. 201902150020

EXHIBIT "A"

Exceptions
(continued)

13. City, county or local improvement district assessments, if any.
14. Assessments, if any, levied by City of Burlington.

John L. Scott

REAL ESTATE

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 March 14, 2019

between Scott W Rutherford Angie L Rutherford ("Buyer")
Buyer Buyer

and Rivers Edge, LLC ("Seller")
Seller Seller

concerning 1753 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
Scott W Rutherford 03/14/2019
Buyer 7:33:49 PM PDT Date

Authentisign
Angie L Rutherford 03/14/2019
Buyer 7:47:08 PM PDT Date

Authentisign
[Signature] 03/15/2019
Seller 5:10:02 AM PDT Date

Authentisign
Timothy Woodmansee 03/15/2019
Seller 5:39:19 AM PDT Date

Authentisign
David Lindsey 03/15/2019
3/15/2019 9:32:12 AM PDT