

When recorded return to:
Adele Joan Fasano
1846 River Walk Lane
Burlington, WA 98233



201904300175

04/30/2019 03:16 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.: 620038104

CHICAGO TITLE
620038104

STATUTORY WARRANTY DEED

THE GRANTOR(S) Rivers 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 Adele Joan Fasano, an unmarried person

the following described real estate, situated in the County of Skagit, State of Washington:
Lot 34, 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 THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

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

Tax Parcel Number(s): P134376

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20191595

APR 30 2019

Amount Paid \$ 8725.22
Skagit Co. Treasurer
By *man* Deputy

STATUTORY WARRANTY DEED (continued)

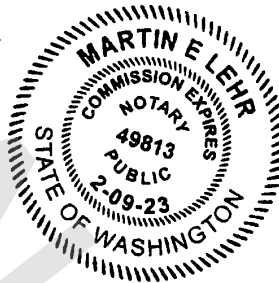
Dated: April 26, 2019

Rivers Edge, LLC

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

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

BY: [Signature]
David P. Lindsey
Member



State of WASHINGTON
County of SKAGIT

mf
*David P. Lindsey
I certify that I know or have satisfactory evidence that Paul Woodmansee, Tim Woodmansee and ~~Kirsten Bernhart~~ 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 ~~Designated Signer~~ of DPL Investments, LLC, respectively, of Rivers Edge, LLC to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument. ** Member mf*

Dated: April 29, 2019
[Signature]
Name: Martin E. Lehr
Notary Public in and for the State of WA
Residing at: in Conner
My appointment expires: 2-9-23

EXHIBIT "A"

Exceptions

1. 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 Survey:

Recording No: 8710020014

2. 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 Survey:

Recording No: 9004250019

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. 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 Survey:

Recording No: 200008210119

EXHIBIT "A"Exceptions
(continued)

6. 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 Survey:

Recording No: 201412120041

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

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

8. 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 Boundary Line Adjustment:

Recording No: 201510230066

Said Boundary Line Adjustment is a re-recording of instrument recorded under recording number 201510130001 .

9. 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 Survey:

Recording No: 201602040006

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

EXHIBIT "A"Exceptions
(continued)

11. 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

A Notice of Correction for said Plat was recorded n February 15, 2019 under recording number 201902150020 .

12. 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

13. 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 above:

Imposed by: River's Edge, LLC

14. City, county or local improvement district assessments, if any.

15. Assessments, if any, levied by River's Edge, LLC.

16. Assessments, if any, levied by the City of Burlington.

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 April 11, 2019

between Adele Joan Fasano ("Buyer")
Buyer Buyer
and River's Edge, LLC ("Seller")
Seller Seller
concerning 1846 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.

Authentication
Adele Fasano 04/11/2019
Buyer 12:07:53 PM PDT Date

Buyer Date

Authentication
[Signature] 04/12/2019
Seller 6:13:38 PM PDT Date

Authentication
Timothy Woodmansee 04/12/2019
Seller 5:14:26 PM PDT Date

Authentication
David Lindsey 04/13/2019
4/13/2019 9:56:21 AM PDT