When recorded return to:

Corey Meyers 1822 River Walk Lane Burlington, WA 98233

201905070065

05/07/2019 01:42 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.: 620036815

CHICAGO TITLE CO. 620036815

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 Corey Meyers, an unmarried person and Jennifer Ridgeway, an unmarried person

the following described real estate, situated in the County of Skagit, State of Washington: Lot 32, 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): P134374 / 6058-000-032-0000

Subject to:

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

SKAGIT COUNTY WASHINGTON REAL ESTATE EXCISE TAX 20191695 MAY 0 7 2019

Amount Paid \$ 7, 375. 49 Skagit Co. Treasurer By man Deputy

STATUTORY WARRANTY DEED

(continued)

Dated: April 26, 2019

Rivers Edge LL-C
BY: Paul Woodmansee Member of PLLT, LLC
BY: Tim Woodmansee Memberrof PLLT, LLC BY:
David P. Lindsey Member
State of WASHINGTON County of SKAGIT
I certify that I know or have satisfactory evidence that Paul Woodmansee, is the person who appeared before me, and said person acknowledged that he/she signed this instrument, on oath stated that he/she was authorized to execute the instrument and acknowledged it as of Rivers Edge LLC to be the free and voluntary act of such party for
the uses and purposes mentioned in the instrument.
Dated:
Name: Notary Public in and for the State of Residing at:, My appointment expires:,

Notary Jurat

State of WASHINGTON

County of SKAGIT

I certify that I know or have satisfactory evidence that Paul Woodmansee, Tim Woodmansee and David P. 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 Rivers Edge, LLC to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: ADVI 29

Name: Martin E

Notary Public in and for the State of

Residing at: <u>ACI (BIMILLY</u>

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

 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

 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

Boundary Line Adjustment including the terms, covenants and provisions thereof

Recording Date:

October 23, 2015

Recording No.:

201510230066 being a re-recording of 201510130001

Any rights, interests, or claims which may exist or arise by reason of the following matters 9. disclosed by survey,

Recording Date:

February 4, 2016 201602040006

Recording No.: Matters shown:

Encroachment of a drainfield and fence onto a portion of said plat

Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a 10. document:

Granted to:

Puget Sound Energy, Inc.

Purpose:

Electric transmission and/or distribution line

Recording Date: Recording No.:

January 24, 2018 201801240038

Affects:

Said premises

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

Recording Date:

February 28, 2017

Recording No.:

201702280208

Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, 12. 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

- 13. City, county or local improvement district assessments, if any.
- 14. Assessments, if any, levied by 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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The following	ing is part of the Purchase and Sa	ale Agreement dated _	January 10, 2019	
between	Corey Meyers	Jennifer Ridgeway		("Buyer")
	Buyer	Buyer		· · · ·
and	Rivers Edge LLC			("Seller")
	Seller	Seller		· · · · · · · · · · · · · · · · · · ·
concerning	1822 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.

Authentision Corey Meyers	01/10/2019	Authentision David Lindsey 1/11/2019 5:40:11 PM PST	01/11/2019	
Dictyses 4:41:56 PM PST	Date	Seller Timothy Woodmansee	01/11/2019	Date
Authentisign Jennifer Ridgeway	01/10/2019	1/11/2019 5:39:44 PM PST	01/11/2019	
- BID/19/61 B 3:08:18 PM PST	Date	Seller 1/11/2019 5:42:28 PM PST		Date