

**When recorded return to:**

Richard L. Wells and Virginia A. Wells  
1741 River Walk Lane  
Burlington, WA 98233

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 2019-3640

Aug 26 2019

Amount Paid \$7926.00  
Skagit County Treasurer  
By Bridget Ibarra Deputy

Filed for record at the request of:



**CHICAGO TITLE**

COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620038554

**CHICAGO TITLE**  
**620038554**

**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 Richard L. Wells and Virginia A. Wells, husband and wife

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

Lot 8, 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): P134350 / 6058-000-008-0000

Subject to:

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

**STATUTORY WARRANTY DEED**

(continued)

Dated: July 31, 2019

Rivers' Edge, LLC

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

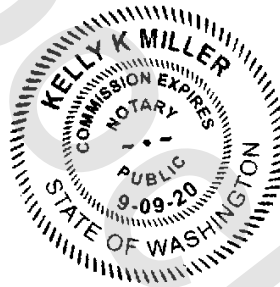
BY: [Signature]  
 Tim Woodmansee  
 Member of PLLT Investments, LLC

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 Investments, LLC, Member of PLLT Investments, LLC and Manager 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: Aug 1 2019  
[Signature]  
 Name: Kelly K. Miller  
 Notary Public in and for the State of WA  
 Residing at: Mount Vernon  
 My appointment expires: 9-9-2020



## 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 instrument is a re-recording of 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

Notice of Correction for amendment:

Recording Date: February 15, 2019  
Recording No.: 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. Liens and charges as set forth in the above mentioned declaration,

Payable to: Rivers Edge Skagit Homeowners Association

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

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

16. Assessments, if any, levied by Rivers Edge Skagit Homeowners Association.