

**When recorded return to:**  
Guy E. Huff and Cindy Lynn Strong  
1824 East Rio Vista Avenue  
Burlington, WA 98233

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
Affidavit No. 2019-4138  
Sep 24 2019  
Amount Paid \$7479.22  
Skagit County Treasurer  
By Marilyn Martich Deputy

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620039676

**CHICAGO TITLE**  
620039676

**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 Guy E. Huff and Cindy Lynn Strong, Husband and Wife

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

Lot 17, 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): P134359 / 6058-000-017-0000

Subject to:

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

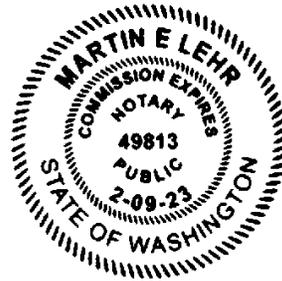
**STATUTORY WARRANTY DEED**  
(continued)

Dated: September 13, 2019

River's 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 River's Edge, LLC to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: September 16, 2019  
[Signature]  
Name: Martin E Lehr  
Notary Public in and for the State of WA  
Residing at: 16 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 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

Liens and charges as set forth in the above mentioned declaration,

Payable to: Rivers Edge Skagit Homeowners Association

13. City, county or local improvement district assessments, if any.
14. Assessments, if any, levied by City of Burlington.
15. Assessments, if any, levied by Rivers Edge Skagit Homeowners Association.

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 August 10, 2019

between Guy E Huff Cindy Lynn Strong ("Buyer")  
Buyer Buyer

and River's Edge, LLC ("Seller")  
Seller Seller

concerning 1824 E Rio Vista Avenue 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.

Authenticate  
Guy E Huff 08/13/2019  
Buyer 6:26:18 AM PDT Date

Authenticate  
Paul Woodmansee 08/13/2019  
Seller 11:56:51 AM PDT Date

Authenticate  
Cindy Lynn Strong 08/12/2019  
Buyer 3:09:40 PM PDT Date

Authenticate  
Timothy Woodmansee 08/13/2019  
Seller 12:00:25 PM PDT Date

Authenticate  
David Lindsey 08/13/2019  
8/13/2019 4:04:52 PM PDT