



201910250126

10/25/2019 03:50 PM Pages: 1 of 6 Fees: \$108.50
Skagit County Auditor

When recorded return to:

Darioush Kazemi-Shirkadeh and Kayla Scammon
1785 River Walk Lane
Burlington, WA 98233

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620039194

CHICAGO TITLE
620039194

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 Darioush Kazemi-Shirkadeh and Kayla Scammon, a married
couple

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

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

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

Lot 13, Plat of River's Edge, AFN 201808240048, Skagit County, Wa.

Tax Parcel Number(s): P134355 / 6058-000-013-0000

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2019.4696
OCT 25 2019

Amount Paid \$7926.00
Skagit Co. Treasurer
By *[Signature]* Deputy

STATUTORY WARRANTY DEED

(continued)

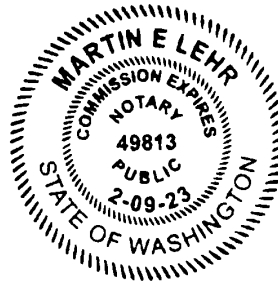
Dated: October 16, 2019

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

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P134355 / 6058-000-013-0000

Lot 13, 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.

EXHIBIT "B"

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. 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
5. 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
6. Annexation Ordinance No. 1818 including the terms, covenants and provisions thereof

Recording Date: January 6, 2016
Recording No.: 201601060065
7. Boundary Line Adjustment including the terms, covenants and provisions thereof

Recording Date: October 23, 2015
Recording No.: 201510230066 being a re-recording of 201510130001
8. Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey,

EXHIBIT "B"

Exceptions
(continued)

Recording Date: February 4, 2016
Recording No.: 201602040006
Matters shown: Encroachment of a drainfield and fence onto a portion of said plat

9. 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

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

Recording Date: February 28, 2017
Recording No.: 201702280208

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

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 and Re-recorded 201910080019

Modification(s) of said covenants, conditions and restrictions

EXHIBIT "B"

Exceptions
(continued)

Recording Date: October 8, 2019
Recording No.: 201910080020

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 below:

Imposed by: Rivers Edge Skagit Homeowners Association
Recording Date: November 2, 2018
Recording No.: 201811020006

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