

**When recorded return to:**

Ronald W. Hunter and Bonnie Jones-Hunter  
1624 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.: 620043091

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 2020-2659

Jul 16 2020

Amount Paid \$7237.00  
Skagit County Treasurer  
By Heather Beauvais Deputy

**CHICAGO TITLE**  
**620043091**  
**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 Ronald W. Hunter and Bonnie Jones-Hunter, a married couple

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

Lot 18, 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): P134360 / 6058-000-018-0000

Subject to:

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

**STATUTORY WARRANTY DEED**  
(continued)

Dated: June 26, 2020

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

Dated: June 25, 2020  
[Signature]  
Name: Martin E. LEHR  
Notary Public in and for the State of WA  
Residing at: La Conner  
My appointment expires: 2-9-23



**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
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. 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

8. Boundary Line Adjustment including the terms, covenants and provisions thereof

Recording Date: October 23, 2015

Recording No.: 201510230066 being a re-recording of recording no.: 201510130001

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

Recording Date: February 4, 2016

Recording No.: 201602040006

Matters shown: Encroachment of a drainfield and fence onto a portion of said plat

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

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

Recording Date: February 28, 2017

Recording No.: 201702280208

12. 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

and Re-Recording Date: October 8, 2019

and Re-Recording No.: 201910080019

Reason: To add signature page

Modification(s) of said covenants, conditions and restrictions

Recording Date: November 2, 2018

Recording No.: 201811020006

**EXHIBIT "A"**

Exceptions  
(continued)

Recording Date: February 15, 2019  
Recording No.: 201902150020

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

13. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
14. Assessments, if any, levied by Rivers Edge Skagit Homeowners Association.
15. Assessments, if any, levied by City of Burlington.
16. City, county or local improvement district assessments, if any.