



202009150177

09/15/2020 03:29 PM Pages: 1 of 6 Fees: \$108.50
Skagit County Auditor

When recorded return to:
Betty Collings
1668 River Walk Lane
Burlington, WA 98233

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20200915
SEP 15 2020

Amount Paid \$ 7651.40
By *MM* Skagit Co. Treasurer Deputy

CHICAGO TITLE
620044015

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620044015

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 Betty Collings, an unmarried person and Merri DeGraff, an unmarried person

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

LOT 21, 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): P134363 / 6058-000-021-0000

Subject to:

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

STATUTORY WARRANTY DEED (continued)

Dated: September 8, 2020

Rivers Edge, LLC

BY: 

Paul Woodmansee
Member of PLLT, LLC

BY: 

Tim Woodmansee
Member of PLLT, LLC

BY: 

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: September 09, 2020

Name: Jana K Quinn

Notary Public in and for the State of Washington

Residing at: Arlington

My appointment expires: 06/29/2023

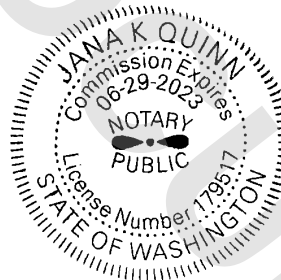


EXHIBIT "A"
Exceptions

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

Said document is 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. 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 of the entire Plat of River's Edge and the terms and conditions thereof:

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

EXHIBIT "A"Exceptions
(continued)

permitted by applicable law, as set forth in the document

Recording Date: November 2, 2018
Recording No.: 201811020006

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: 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. 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."

15. Skagit County Right to Manage Natural Resource Lands Disclosure

Recording Date: February 28, 2017

EXHIBIT "A"

Exceptions
(continued)

Recording No.: 201702280208

and

re-recorded in

Recording Date: April 10, 2018
Recording No.: 201804100024
Reason: To correct Legal Description

16. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
17. Assessments, if any, levied by City of Burlington.
18. City, county or local improvement district assessments, if any.