



201508260064

When recorded return to:
Gary A. Boggs and Debra A. Boggs
6441 Ershig Road
Bow, WA 98232

Skagit County Auditor \$73.00
8/26/2015 Page 1 of 2 2:09PM

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273
Escrow No.: 620023476

CHICAGO TITLE
620023476

STATUTORY WARRANTY DEED

THE GRANTOR(S) Peter Wesley Chapman and Linda Barbara Chapman, husband and wife for and in consideration of Ten And No/100 Dollars (\$10.00), and other valuable consideration in hand paid, conveys, and warrants to Gary A. Boggs and Debra A. Boggs, husband and wife the following described real estate situated in the County of Skagit, State of Washington:

Tract 1, SHORT PLAT NO. 91-032, approved May 29, 1991, recorded June 13, 1991, in Book 9 of Short Plats, page 376, under Auditor's File No. 9106130032, records of Skagit County, Washington and amended by Correction Survey of Lot 1 of Short Plat No. 91-032, recorded July 17, 1996 under Auditor's File No. 9607170135, records of Skagit County, Washington.

Situated in Skagit County, Washington

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

Tax Parcel Number(s): P118035 / 350301-2-002-0400, P33578 / 350301-2-002-0009, P121430 / 350301-2-002-0500

Subject to: Conditions, covenants, restrictions and easements of record as more fully described in Chicago Title Company Order 620023476, Schedule B, Special Exceptions, which are attached hereto and made a part hereof.

Dated: August 17, 2015

Peter Wesley Chapman
Linda B Chapman
Linda Barbara Chapman

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2015 3390
AUG 26 2015

Amount Paid \$72,020.00
Skagit Co. Treasurer
By man Deputy

State of WASHINGTON
County of Skagit

I certify that I know or have satisfactory evidence that Peter Wesley Chapman and Linda Barbara Chapman is/are the person(s) who appeared before me, and said person(s) acknowledged that (he/she/they) signed this of instrument and acknowledged it to be (his/her/their) free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 8/17/15

Notary Public
State of Washington
DONNA LEE REED
My Appointment Expires Oct 1, 2015

Donna Lee Reed
Name: Donna Lee Reed
Notary Public in and for the State of Washington
Residing at: Naselle, WA
My appointment expires: 10/1/2015

SCHEDULE "B"

SPECIAL EXCEPTIONS

1. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, 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 SKAGIT COUNTY SHORT PLAT NO. 91-032:
Recording No.: 9106130022
Amended by Correction Survey of Lot 1 of Short Plat No. 91-032 recorded under Auditor's File No. 9607170135
2. Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey:

Recording Date: June 13, 1991 and July 17, 1996
Recording No.: 9106130032 and 9607170135
Matters shown: Encroachment of a fence onto property adjacent to the North by approximately 7 feet
3. Protected Critical Area Site Plan and the terms and conditions thereof
Recording Date: August 22, 2001
Recording No.: 200108220057
4. Aerobic Treatment Unit Service Agreement and the terms and conditions thereof
Recording Date: July 20, 2005
Recording No.: 200507200072
5. Reciprocal easements, for the purpose(s) shown below and rights incidental thereto as created by the following document:
Document: Reciprocal Easement Agreement
Executed by and between: Peter Travis Schwetz and Kelly L. Schwetz and Fredrick W. Livingstone and Janet L. Livingstone
Purpose: Use, Egress and Access to the Driveway, Improvements with maintenance & repair
Recording Date: January 31, 2014
Recording No.: 201401310127
Affects: Lots 1 and 2
6. Skagit County Right to Farm Ordinance, including the terms, covenants and provisions thereof;
Recording Date: February 18, 2014
Recording No.: 201402180090
7. The Land has been classified as Timber Land and is subject to the provisions of RCW 84.34, which include the requirement of a continuation of restricted use in order to continue the present assessment rate. A change in use can cause an increased assessment rate for present and past years. Notice of Application was recorded as set forth below:
Recording Date: December 10, 1973
Recording No.: 794266
Continuance:
Recording Date: January 1, 2004
Recording No.: 200401060007
Any sale or transfer of all or a portion of said Land requires execution of a Notice of Compliance Form by the new owner and submission to the county assessor within 60 days of such sale.
Note: If the proposed transaction involves a sale of the Land so classified or designated, there will be additional requirements regarding the Real Estate Tax Affidavit. Please contact Skagit County Assessor's Records Section or the Company for additional information.
8. City, county or local improvement district assessments, if any.
9. General and special taxes and charges, payable February 15; delinquent if first half unpaid on May 1 or if second half unpaid on November 1 of the tax year.