



201812270047

12/27/2018 12:00 PM Pages: 1 of 5 Fees: \$103.00
Skagit County Auditor

When recorded return to:
Mark W. Boltinhouse and Jean M. Boltinhouse,
Trustees of The Boltinhouse Trust dated March 13,
2012
451 Erbes Road
Thousand Oaks, CA 91362

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620035551

CHICAGO TITLE
620035551

STATUTORY WARRANTY DEED

THE GRANTOR(S) Darlene F. Stuber, an unmarried person

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Mark W. Boltinhouse and Jean M. Boltinhouse, Trustees of The
Boltinhouse Trust dated March 13, 2012

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

Lot 22, Thyme Square Binding Site Plan, approved October 19, 2005 and recorded November 10,
2005 under Auditor's File No. 200511100117, records of Skagit County, Washington.

Situate in Skagit County, Washington

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

Tax Parcel Number(s): P123749 / 8062-000-022-0000

Subject to:

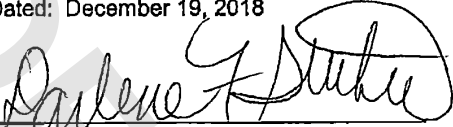
SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20185598
DEC 27 2018

Amount Paid \$ 4081.20
Skagit Co. Treasurer
By HB Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: December 19, 2018


Darlene F. Stuber

State of WASHINGTON
County of YAKIMA

I certify that I know or have satisfactory evidence that Darlene F. Stuber is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: December 24, 2018

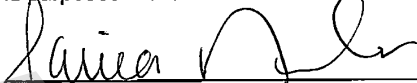

Name: TANIA MENDOZA - NOTARY
Notary Public in and for the State of WASHINGTON
Residing at: YAKIMA COUNTY
My appointment expires: 03/19/2019



EXHIBIT "A"

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 **THYME SQUARE BINDING SITE PLAN**;;
Recording No: 200511100117
2. Covenants, conditions, and restrictions contained in declaration(s) of restriction, but omitting any covenant or restrictions, if any, 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 law;
Recorded: March 7, 2003
Auditor's No(s): 200303070186, records of Skagit County, Washington
Executed By: TYA Partners, a Washington general partnership
As Follows: Five (5) years no part used for or operated as grocery store
3. Easement, including the terms and conditions thereof, disclosed by instrument(s);
Recorded: July 18, 2005
Auditor's No(s): 200507180085, records of Skagit County, Washington
In favor of: Public Utility District No. 1 of Skagit County, a municipal corporation
For: Construct, operate, maintain, inspect, improve, remove, restore, alter, replace, relocate, connect to and locate at any time a pipe or pipes, line or lines or related facilities along with necessary appurtenances for the transportation and control of water and electronic information
Affects: Roadways and a portion of each lot adjacent to roadways
4. Covenants, conditions, restrictions, assessments and easements contained in declaration(s) of restriction, but omitting any covenants or restrictions, if any, 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;
Recorded: November 10, 2005
Auditor's No(s): 200511100116, records of Skagit County, Washington
Executed By: The Great American Dream, Inc.
5. Easement, including the terms and conditions thereof, granted by instrument;
Recorded: February 14, 2005
Auditor's No.: 200502140151 and 200502140150, records of Skagit County, Washington

EXHIBIT "A"**Exceptions
(continued)**

In favor of: Puget Sound Energy, Inc.
For: Underground electric system, together with necessary appurtenances

6. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: February 14, 2007
Auditor's No(s): 200702140052, records of Skagit County, Washington
In favor of: Comcast of Washington IV, Inc.
For: Broadband communications system

Note: Exact location and extent of easement is undisclosed of record.

7. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);
Recorded: November 10, 2005
Auditor's No(s): 200511100116, records of Skagit County, Washington
Imposed By: The Great American Dream, Inc.
8. City, county or local improvement district assessments, if any.
9. Assessments, if any, levied by City of Sedro-Woolley.
10. Dues, charges, and assessments, if any, levied by Thyme Square Community 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 December 01, 2018

between Mark W. Boltinhouse and Jean M. Boltinhouse, Trustees of the Boltinhouse Trust dated March 13, 2012 ("Buyer")
Buyer Buyer

and Darlene Stuber ("Seller")
Seller Seller

concerning 150 N Township Street Sedro Woolley WA 98284 (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.

AuthentisIGN
Mark W Boltinhouse 12/01/2018
Buyer 10:24:40 PM PST Date

AuthentisIGN
Darlene Stuber 12/03/2018
12/3/2018 1:09:44 PM PST Date

AuthentisIGN
Jean M Boltinhouse 12/01/2018
Buyer 10:20:50 PM PST Date

Seller Date