

When recorded return to:  
Daniel Boggs and Kirin Boggs  
6441 Ershig Road  
Bow, WA 98232

201907230035  
07/23/2019 10:18 AM Pages: 1 of 5 Fees: \$105.50  
Skagit County Auditor

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

20193640  
JUL 23 2019

Amount Paid \$ 10863.00  
By Skagit Co. Treasurer Deputy

CHICAGO TITLE  
020038969

Filed for record at the request of:



CHICAGO TITLE  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620038969

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Gary Boggs and Debra Boggs, 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 Daniel Boggs and Kirin Boggs, a married couple

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.

Situate in the County of Skagit, State of 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:

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

**STATUTORY WARRANTY DEED**  
(continued)

Dated: 7/9/2019

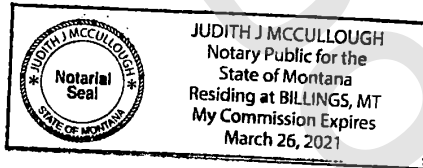
Gary Boggs  
Gary Boggs

Debra Boggs  
Debra Boggs

State of ~~WASHINGTON~~ <sup>ju</sup> Montana  
County of ~~SKAGIT~~ <sup>ju</sup> Yellowstone

I certify that I know or have satisfactory evidence that Gary Boggs and Debra Boggs are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 9 July 2019  
Judith J McCullough  
Name: Judith J McCullough  
Notary Public in and for the State of MT  
Residing at: Billings, MT  
My appointment expires: 3/26/2021



**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 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 recording number 9607170135 .

2. 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 Survey:

Recording No: 9106130032

3. 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 Survey:

Recording No: 9607170135

4. Protected Critical Area Site Plan and the terms and conditions thereof

Recording Date: August 22, 2001  
Recording No.: 200108220057

5. Aerobic Treatment Unit Service Agreement and the terms and conditions thereof

Recording Date: July 20, 2005  
Recording No.: 200507200072

6. Reciprocal easements, for the purpose(s) shown below and rights incidental thereto as created by the following document:

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

Purpose: Use, Egress and Access to the Driveway, Improvements with  
Maintenance and Repair  
Recording Date: January 31, 2014  
Recording No.: 201401310127

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. 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

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

you are adjacent to designated NR Lands, you will have setback requirements from designated NR Lands."

9. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
10. City, county or local improvement district assessments, if any.