

When recorded return to:
Thomas F Boyd and Cynthia E Boyd
18007 Fox Hollow Lane
Bow, WA 98232

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2020-4473

Oct 28 2020

Amount Paid \$38805.00
Skagit County Treasurer
By Marissa Guerrero Deputy

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620042843

CHICAGO TITLE
020042843

STATUTORY WARRANTY DEED

THE GRANTOR(S) June A. Jaeger, 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 Thomas F Boyd and Cynthia E Boyd, husband and wife

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

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

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

Ptn 19-36-4 & Ptn 24-36-3 (Aka Unrecorded plat John Peth & Sons & Lot 1, Survey
200008040117)

Tax Parcel Number(s): P48141 / 360324-1-001-0004, P115707 / 360419-0-001-0100

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

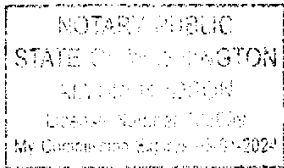
Dated: October 26, 2020

June A. Jaeger
June A. Jaeger

State of Washington
County of Skagit

I certify that I know or have satisfactory evidence that
JUNE A. JAEGER
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: 10.27.2020



Alyssia Hudson
Name: Alyssia Hudson
Notary Public in and for the State of WA
Residing at: Arundon
My appointment expires: 03.01.2024

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P48141 / 360324-1-001-0004 and P115707 / 360419-0-001-0100

PARCEL "A":

Lot 1 of that certain Survey recorded August 4, 2000, under Auditor's File No. 200008040117 and being a portion of the Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 24, Township 36 North, Range 3 East, W.M. and that portion of Government Lot 1 of Section 19, Township 36 North, Range 4 East, W.M., more particularly described as follows:

Beginning at the Southeast corner of the Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of said Section 24; thence North $88^{\circ}29'52''$ West along the South line thereof, a distance of 1,248.14 feet; thence North $24^{\circ}28'14''$ East, a distance of 887.24 feet; thence South $88^{\circ}27'07''$ East parallel with the North line of said Section 24, a distance of 943.79 feet; thence South $11^{\circ}14'01''$ West, a distance of 484.14 feet; thence South $05^{\circ}13'21''$ East, a distance of 341.32 feet to the point of beginning of this description.

Situate in the County of Skagit, State of Washington.

PARCEL "B":

A non-exclusive easement 60 feet wide and a 45 foot radius cul-de-sac, all for ingress, egress and utilities, over, under and through the Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 24, Township 36 North, Range 3 East, W.M. and Government Lot 4 of Section 18, and Township 36 North, Range 4 East, W.M., the Northwest $\frac{1}{4}$ of Section 19, Township 36 North, Range 4 East, W.M., the centerline of which is described as follows;

Beginning at the Northwest corner of said Section 19; thence South $01^{\circ}10'49''$ East along the West line thereof, a distance of 213.52 feet to Point A and the initial point of this centerline description; thence North $38^{\circ}44'16''$ East, a distance of 240.44 feet to the point of curvature of a curve to the right having a radius of 150.00 feet; thence along said curve through a central angle of $100^{\circ}26'51''$ and an arc length of 262.97 feet; thence South $41^{\circ}00'54''$ East, a distance of 71.72 feet to the point of curvature of a curve to the right having a radius of 256.03 feet; thence along said curve through a central angle of $57^{\circ}06'08''$ and an arc length of 255.17 feet; thence South $16^{\circ}05'14''$ West, a distance of 552.04 feet to the point of curvature of a curve to the left having a radius of 115.00 feet; thence along said curve through a central angle of $118^{\circ}31'25''$ and an arc length of 237.89 feet to the point of reverse curvature with a curve to the right having a radius of 186.85 feet; thence along said curve through a central angle of $61^{\circ}56'19''$ and an arc length of 201.99 feet; thence South $40^{\circ}29'52''$ East, a distance of 67.47 feet to the point of curvature of a curve to the left having a radius of 150.27 feet; thence along said curve through a central angle of $56^{\circ}40'17''$ and an arc length of 148.63 feet; thence North $82^{\circ}49'51''$ East, a distance of 98.22 feet to the point of curvature of a curve to the right

EXHIBIT "A"
Legal Description
(continued)

having a radius of 421.41 feet;
thence along said curve through a central angle of 55°12'12" and an arc length of 406.02 feet;
thence South 41°57'57" East, a distance of 308.43 feet to the point of curvature of a curve to the left
having a radius of 200.00 feet;
thence along said curve through a central angle of 14°11'58" and an arc length of 49.57 feet;
thence South 56°09'54" East, a distance of 159.02 feet, more or less, to the centerline of Colony Road
and terminus of this line description.

ALSO beginning at the above described Point A;
thence South 38°44'16" West, a distance of 318.34 feet to the point of curvature of a curve to the left
having a radius of 150.00 feet;
thence along said curve through a central angle of 26°30'16" and an arc length of 69.39 feet;
thence South 12°13'59" West, a distance of 289.08 feet to the center of the above described 45 foot
radius
cul-de-sac and terminus of this line description.

Situate in the County of Skagit, State of Washington.

PARCEL "C":

A non-exclusive easement for installation, maintenance and operation of wells, waterlines and
appurtenances, over, under and through a strip of land 20 feet wide lying 20 feet South of the
hereinafter
described Line "A" and a strip of land 60 feet wide lying 20 feet North and 40 feet South of the
hereinafter described Line "B".

Line A:

Beginning at the Northwest corner of the Southeast ¼ of the Northwest ¼ of Section 19, Township 36
North, Range 4 East, W.M.;
thence South 86°40'31" East along the North line of said subdivision, a distance of 407.07 feet to the
East
right of way of Colony Road;
thence Northerly along a curve to the left having a chord bearing of North 21°03'34" East, a radius of
1,175.92 feet, a central angle of 12°27'56", and an arc distance of 255.84 feet to the initial point of this
line description;
thence South 74°41'14" East, a distance of 95.56 feet to the terminus of this line description.

Line B:

Beginning at the terminal point of Line "A" above;
thence South 74°41'14" East, a distance of 75.00 feet to the terminal point of this line description.

TOGETHER WITH well protection easements over, under and through a 200 foot diameter circle, the
center of which is described as follows:

Beginning at the terminal point of Line "B" above;
thence North 76°11'03" West, a distance of 10.29 feet to an existing well;

EXHIBIT "A"
Legal Description
(continued)

thence South 63°25'00" West, a distance of 41.57 feet to a second existing well and center of the circle;
thence North 18°26'04" West, a distance of 42.81 feet to an existing well and center of the third circle.

PARCEL "C":

A non-exclusive easement for instillation, maintenance and operation of waterlines and appurtenances over, under and through a strip of land 20 feet width lying Westerly of, adjacent to, and contiguous with the Westerly right of way line of Colony Road described as follows:

Beginning at the Northwest corner of the Southeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 19, Township 36 North, Range 4 East, W.M.;
thence South 86°40'31" East along the North line of said subdivision, a distance of 341.06 feet to its intersection with the Westerly right of way line of the Colony Road, said point being the initial point of this line description and hereinafter referred to as Point A;
thence Southwesterly along said right of way line of a curve to the right having a chord bearing of South 31°15'05" West, a radius of 1,115.92 feet, a central angle of 05°10'01" and an arc length of 100.63 feet;
thence South 33°50'06" West along said right of way line, a distance of 103.73 feet to the Northerly line of the 60 foot wide easement described in Deed to James Darin Jensen and Amy Louise Jensen, dated September 27, 1999, and recorded under Auditor's File No. 199910060076, and the terminal point of this line description.

TOGETHER WITH a like easement over a strip of land 20 feet wide lying Westerly of, adjacent to, and contiguous with the Westerly right of way line of Colony Road described as follows:

Beginning at Point A described above;
thence Northeasterly along a curve to the left having a chord bearing of North 21°44'05" East, a radius of 1,115.92 feet a central angle of 13°52'07" and an arc length of 270.11 feet to the terminal point of this line description.

Situate in the County of Skagit, State of Washington.

EXHIBIT "B"
Exceptions

1. Terms and conditions and the effect, if any, of those certain Lot Certification forms:
Recorded: October 12, 1998 and January 12, 1999
Auditor's Nos.: 9810120141, 9810120142, 9810120143, 9810120144, 9810120145,
9810120146, 9901120132, 9901120133, 9901120134, 9901120135, 9901120136,
9901120137, 9901120138, and 9901120139

2. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:
Grantee: James Company LLC
Purpose: For ingress, egress and utilities
Area Affected: Portion shown as "Fox Hollow Lane"
Dated: September 27, 1999
Recorded: October 6, 1999
Auditor's No.: 199910060074

3. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:
Grantee: John Peth & Sons Inc., James Company LLC, James Darin and Amy
Louise Jensen, husband and wife
Purpose: A perpetual right and easement to lay, construct, maintain, and repair a
roadway for ingress and egress and for an easement for the installation,
maintenance and operation of utilities
Area Affected: Portion shown as Fox Hollow Lane
Dated: Not disclosed
Recorded: November 21, 2000
Auditor's No.: 200011210074

4. INFRASTRUCTURE AGREEMENT AND THE TERMS AND CONDITIONS THEREOF
Between: John Peth & Sons, Inc., a Washington corporation
And: Stephen A. Brandli and Bobbie Jo Brandli
Dated: November 22, 2000
Recorded: November 30, 2000
Auditor's No.: 200011300150

5. DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATIONS
FOR FOX HOLLOW LANE ASSOCIATION AND THE TERMS AND CONDITIONS
THEREOF:
Executed By: John Peth & Sons, Inc., et al
Recorded: November 21, 2000
Auditor's No.: 200011210071

Modification(s) of said covenants, conditions and restrictions

Recording Date: December 21, 2001, July 26, 2002 and February 7, 2006
Recording No.: 200112210075, 200207260058 and 200502070028

EXHIBIT "B"

Exceptions
(continued)

6. **EASEMENT AND THE TERMS AND CONDITIONS THEREOF:**
 Grantee: James Company LLC, et al and John D. Peth & Sons Inc., et al
 Purpose: For installation, maintenance and operation of wells, waterlines and appurtenances
 Area Affected: As shown
 Dated: September 14, 2000
 Recorded: November 21, 2000
 Auditor's No.: 200011210076
- Said Easement is a re-recording of Auditor's File No. 200009150023.
- Said easement was modified by instrument recorded December 2, 2002, under Auditor's File No. 200212020309.
7. **PROTECTED CRITICAL AREA SITE PLAN AND/OR EASEMENT, AND THE TERMS AND CONDITIONS THEREOF**
 Executed By: John Peth & Sons; James Company LLC
 Recorded: July 2, 2001
 Auditor's File No.: 200107020130
8. **PROTECTED CRITICAL AREA SITE PLAN AND/OR EASEMENT, AND THE TERMS AND CONDITIONS THEREOF:**
 Executed By: James Company LLC
 Recorded: November 20, 2001
 Auditor's No.: 200111200078
9. **OPEN SPACE EASEMENT/AGREEMENT AND THE TERMS AND CONDITIONS THEREOF**
 Grantor: James Company LLC
 Grantee: Skagit county
 Recorded: November 20, 2001
 Auditor's No.: 200111200079
10. **EASEMENT AND THE TERMS AND CONDITIONS THEREOF:**
 Grantee: John Peth & Sons, Inc., a Washington Corporation
 Purpose: For installation, maintenance and operation of waterlines and appurtenances
 Area Affected: A strip of land 20 feet wide lying Westerly of, adjacent to, and contiguous with the portion of the Westerly right-of-way line of Colony Road described as follows:
- Beginning at the Southwest corner of the Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 19, Township 36 North, Range 4 East, W.M., thence South $86^{\circ}40'31''$ East along the South line of said subdivision, a distance of 341.06 to its intersection with the Westerly right-of-way line of the Colony Road; thence Northeasterly along said right-of-way line through a curve to the left having a chord bearing of

EXHIBIT "B"Exceptions
(continued)

North
 22°14'50" East, a radius of 1115.92 feet, a central angle of 12°50'30" and an arc length of 250.11 feet
 to the point of beginning of this line description; thence continuing along said right-of-way line through a curve to the left having a chord bearing of North 13°30'50" East, a radius of 1115.92 feet, a central angle of 04°37'29" and an arc length of 90.07 feet; thence North 11°12'06" East along said right-of-way line, a distance of 286.90 feet to the North line of the Boundary Line Adjustment parcel described in Statutory Warranty Deed filed under Auditor's File No. 199910060076 and the terminus of this line description.

Dated: September 18, 2000
 Recorded: September 15, 2000
 Auditor's No.: 200009150021

11. **EASEMENT AND THE TERMS AND CONDITIONS THEREOF:**
 Grantee: John D. Peth & Sons, Inc., James Company LLC, James Darin and Amy Louise Jensen, husband and wife
 Purpose: For ingress and egress for the installation, maintenance and operation of water lines
 Area Affected: A portion described therein
 Dated: Not disclosed
 Recorded: November 21, 2000
 Auditor's No.: 200011210075

Said instrument is a re-recording of Auditor's File No. 200009150022.

12. **EASEMENT AND THE TERMS AND CONDITIONS THEREOF:**
 Grantee: Trans Mountain Oil Pipe Line Corporation
 Purpose: For the laying down, construction, operation, maintenance, inspection, alteration, removal, replacement, reconstruction and repair of one or more pie lines, together with all the works of the Grantee necessary for its undertaking. For the carriage, conveyance, transportation, storage and handling of all and any product or by-product thereof, together with the right to use such of the lands of Grantor immediately adjacent to either side of the said strip of land as may be reasonably required by the Grantee to connection with the construction with the pipe line and works of Grantee, and together with the right of ingress and egress to and from the said easement for its servants, agents, contractors and subcontractors with vehicles, supplies and equipment for all purposes necessary or incidental to the exercise and enjoyment of the rights herein granted.
 Area Affected: Undisclosed
 Dated: Not disclosed

EXHIBIT "B"Exceptions
(continued)

Recorded: August 18, 1954, September 16, 1954 and December 19, 1954
 Auditor's Nos: 505361, 506573 and 510690

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

Recording Date: August 4, 2000
 Recording No.: 200008040117

14. Agreement, including the terms, covenants and provisions thereof;

Executed by: Dreamland Properties, et al
 Recording Date: July 30, 2012
 Recording No.: 201207300106
 Regarding: Road maintenance agreement

15. Agreement, including the terms, covenants and provisions thereof;

Executed by: Dreamland Properties, LLC, et al
 Recording Date: July 30, 2012
 Recording No.: 201207300107
 Regarding: Well system agreement

16. Matters contained in that certain document

Entitled: Skagit County Planning & Development Services Lot Certification
 Dated: July 24, 2013
 Recording Date: July 25, 2013
 Recording No.: 201307250001

17. The Road Maintenance Agreement originally recorded July 30, 2012 under 201207300106 was re-recorded Nov. 18, 2013 under auditors file number 201311180079.

18. The Well System Agreement originally recorded July 30, 2012 under 201207300107 was re-recorded Nov. 18, 2013 under auditors file number 201311180080.

19. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Puget Sound Energy, Inc.

EXHIBIT "B"**Exceptions**
(continued)

Purpose: Utilities
Recording Date: December 9, 2013
Recording No.: 201312090091

20. Temporary Easement and the terms and conditions thereof:

Recording Date: August 4, 2015
Recording No.: 201508040036

21. 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."

22. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
23. City, county or local improvement district assessments, if any.
24. Assessments, if any, levied by Fox Hollow Lane Association.