

**When recorded return to:**

Jerome Boucher and Kristi Boucher  
4235 Meins Road  
Sedro Woolley, WA 98284

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 2021-3271

Jul 16 2021

Amount Paid \$9767.20

Skagit County Treasurer  
By Heather Beauvais Deputy

Filed for record at the request of:



CHICAGO TITLE  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

CHICAGO TITLE  
620046825

Escrow No.: 620046825

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) James Robert Ensley and Lorraine A. Ensley, 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 Jerome Boucher and Kristi Boucher, a married couple

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. NE, 26-36-4E, W.M.

Tax Parcel Number(s): P105694 / 360426-1-001-0200

Subject to:

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

**STATUTORY WARRANTY DEED**  
(continued)

Dated: July 8, 2021

James Robert Ensley  
James Robert Ensley

Lorraine A. Ensley  
Lorraine A. Ensley

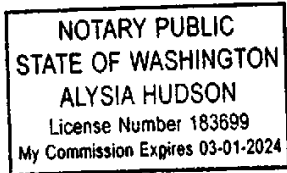
State of Washington  
Skagit county of Skagit

I certify that I know or have satisfactory evidence that James Robert Ensley and Lorraine A. Ensley  
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: July 12, 2021

Alysia Hudson

Name: Alysia Hudson  
Notary Public in and for the State of WA  
Residing at: Clallam  
My appointment expires: 03-01-2024



**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P105694 / 360426-1-001-0200**

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Parcel A:

That portion of the north half of the northeast quarter of Section 26, Township 36 North, Range 4 East, "Willamette Meridian" Described as follows;

Commencing at the southwest corner of said north half of the northeast quarter of Section 26; thence North 89° 25' 40" East 586.37 feet along the south line of said subdivision to the northeast corner of Tract "A" as shown on that certain survey recorded in Volume 1 of surveys, page 122, records of Skagit County, Washington; thence continue North 89° 25' 40" East 15.37 feet along said south subdivision line to the easterly margin of that certain 30.00 feet wide easement for road and utilities as shown on the face of said record of survey being the true point of beginning; thence continue North 89° 25' 40" East 1966.24 feet along the south line of said subdivision to the southeast corner thereof; thence North 1° 06' 20" west 1314.08 feet along the east line of said subdivision to the northeast corner thereof; thence South 89° 01' 01" west 1110.35 feet along the north line of said subdivision; thence South 11° 29' 44" East 1014.44 feet; thence South 89° 25' 40" West 554.53 feet parallel with the south line of said subdivision; thence South 37° 24' 25" West 177.61 feet to the north line of the South 170.00 feet of said north half of the northeast quarter of Section 26; thence South 89° 25' 40" west 350.00 feet along said north line of the south 170.00 feet to the easterly margin of that certain 30.00 foot wide right of way easement to Jesse Galbreath et al, recorded under Skagit county Auditor's File No. 759060; thence along said easterly right of way margin south 16°35'44" west 118.03 feet to a point bearing north 13° 07' 03" west from the true point of beginning; thence South 13° 07' 03" East 58.63 feet to the true point of beginning.

Parcel B:

A 60.00 foot wide easement for ingress, egress and utilities being approximately centered along the existing gravel driveway (being the roadway previously referred to by right of way deed recorded under auditor's file number 759060) the Centerline being more particularly described as follows:

BEGINNING at the northeast corner of Tract "A" as shown on that certain record of survey map recorded in Volume 1 of surveys, Page 122 records of Skagit County, Washington (also being the centerline of a 30.00 foot wide easement for road and utilities shown thereon); thence North 13° 07' 03" West 59.27 feet; thence North 16° 35' 44" East 117.38 feet to the north line of the South 170.00 feet of the north half of the northeast quarter of Section 26, Township 36 North, Range 4 East, "Willamette Meridian" and being the terminus of said centerline.

And an easement and agreement for ingress, egress and utilities for personal and commercial use as recorded 9/23/1999 under Skagit county Auditor's File No. 199909230052, Skagit County records.

Situate in Skagit County, Washington.

**EXHIBIT "B"**  
Exceptions

1. Right of Way Easement, including the terms, covenants and provisions thereof  
Recording Date: April 21, 1971  
Recording No.: 751451
2. Right of Way Easement and Agreement, including the terms, covenants and provisions thereof  
Recording Date: October 12, 1971  
Recording No.: 759060
3. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
Granted to: Puget Sound Power & Light Company  
Purpose: Electric transmission and/or distribution line  
Recording Date: February 15, 1979  
Recording No.: 896735
4. Affect, if any, of Moratoriums, including the terms, covenants and provisions thereof  
Recording No.: 9309280172  
Recording No.: 9312300048  
Recording No.: 9312300049  
Recording No.: 200211260096  
Recording No.: 200509290033
5. Quit Claim Deed's for Boundary Line Adjustments, including the terms, covenants and provisions thereof  
Recording No.: 9408050056  
Recording No.: 9408050057  
Recording No.: 9408050058
6. 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: 9501200034
7. Easements and agreements, including the terms, covenants and provisions thereof

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

- Recording Date: September 23, 1999  
Recording No.: 199909230052
8. Lot Certificate, including the terms, covenants and provisions thereof
- Recording No.: 201504150075  
Recording No.: 201504280019
9. Title Notification, including the terms, covenants and provisions thereof
- Recording Date: July 13, 2015  
Recording No.: 201507130021
10. Special Use Permit No. PL15--0105
- Recording Date: August 13, 2015  
Recording No.: 201508130039
11. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
- Granted to: Puget Sound Energy, Inc.  
Purpose: Utilities  
Recording Date: January 19, 2016  
Recording No.: 201601190102
12. City, county or local improvement district assessments, if any.
13. A lease with certain terms, covenants, conditions and provisions set forth therein.
- Dated: July 6, 2015  
Lessor: James R. Ensley and Lorraine A. Ensley, husband and wife  
Lessee: Seattle SMSA limited Partnership d/b/a Verizon Wireless  
Recording Date: July 17, 2015  
Recording No.: 201507170046  
Affects: Portion

Form 22P  
Skagit Right-to-Manage Disclosure  
Rev. 10/14  
Page 1 of 1

**SKAGIT COUNTY  
RIGHT-TO-MANAGE  
NATURAL RESOURCE LANDS DISCLOSURE**

©Copyright 2014  
Northwest Multiple Listing Service  
ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated May 15, 2021  
between Jerome Boucher Kristi Boucher ("Buyer")  
Buyer Buyer  
and James R Ensley ("Seller")  
Seller Seller  
concerning 4235 Meins Road Sedro Woolley 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

Authenti  
Jerome Boucher 05/15/2021  
Buyer 8:53:20 PM PDT Date

James R. Ensley 5-17-21  
Seller Date

Authenti  
Kristi Boucher 05/15/2021  
Buyer 8:55:24 PM PDT Date

Lorraine A. Ensley 7-12-21  
Seller Date