

When recorded return to:
William Baughman and Eowyn Baughman
2101 E Terrace St
Seattle, WA 98122

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2021-3504
Jul 30 2021

Amount Paid \$517.00
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
020048498

Escrow No.: 620048498

STATUTORY WARRANTY DEED

THE GRANTOR(S) Paul Boardman, an unmarried man and Judy Ann Boardman, an unmarried woman

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to William Baughman and Eowyn Baughman, a married couple

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

LOT 17, CASCADE RIVER PARK NO. 1, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 8 OF PLATS, PAGE(S) 55 TO 59 INCLUSIVE, RECORDS OF SKAGIT COUNTY, WASHINGTON. EXCEPT THAT PORTION THEREOF LYING WITHIN THE FOLLOWING DESCRIBED TRACT:

BEGINNING AT THE MOST EASTERLY CORNER COMMON TO LOTS 16 AND 17 OF SAID PLAT;
THENCE SOUTH 64°39'48" WEST ALONG THE LINE COMMON TO SAID LOTS 70.99 FEET TO THE WEST LINE OF SAID LOT 17;
THENCE SOUTH 24°36'24" EAST ALONG SAID WEST LINE 25.34 FEET;
THENCE NORTH 68°44'32" EAST 84.21 FEET TO INTERSECT THE EAST LINE OF SAID LOT 17 AT A POINT ON A CURVE FROM WHICH THE CENTER LIES NORTH 20°33'09" EAST AND 45 FEET DISTANT;
THENCE NORTHWESTERLY ALONG SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 44°06'40" AN ARC DISTANCE OF 34.64 FEET TO THE POINT OF BEGINNING.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

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

Pl 03563

STATUTORY WARRANTY DEED
(continued)

Tax Parcel Number(s): P63563 / 3871-000-017-0001

Subject to:

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

Dated: July 28, 2021



Paul Boardman




Judy Ann Boardman

State of Washington
County of King

I certify that I know or have satisfactory evidence that Paul Boardman and Judy Ann Boardman 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: 07-29-2021



Name: Diane L. Haugsvaer
Notary Public in and for the State of WA
Residing at: Seattle, WA
My appointment expires: 07-13-2025

NOTARY PUBLIC
STATE OF WASHINGTON
DIANE LYN HAUGSVAR
Lic. No. 4778
My Appointment Expires
JULY 13, 2025

EXHIBIT "A"
Exceptions

1. Reservations and Exceptions as contained in Deeds and the terms and conditions thereof:
Recorded: May 28, 1942
Recording No.: 352577 and Recording No.: 352578
2. Reservations and Restrictions and the terms and conditions thereof:
Recording Date: December 3, 1970
Recording No.: 746391
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 Cascade River Park No. 1:
Recording No: 639857
4. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Granted to: Verizon Northwest Inc., a Washington corporation
Purpose: Telephone facilities
Recording Date: June 14, 2004
Recording No.: 200406140060
Affects: as described in said instrument
5. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Granted to: City of Seattle, acting by and through Seattle City Light
Purpose: Ingress, egress and utilities
Recording Date: February 28, 2020
Recording No.: 202002280115
Affects: as described in said instrument
6. General and special taxes and charges, payable February 15, delinquent if first half unpaid on May 1, second half delinquent if unpaid on November 1 of the tax year (amounts do not include interest and penalties):
Year: 2021
Tax Account No.: P63563 / 3871-000-017-0001
Levy Code: 3415

EXHIBIT "A"
Exceptions
(continued)

Assessed Value-Land: \$8,000.00
Assessed Value-Improvements: \$0.00

General and Special Taxes:
Billed: \$106.86
Paid: \$106.86
Unpaid: \$0.00

7. City, county or local improvement district assessments, if any.
8. Assessments, if any, levied by Cascade River Community Club.
9. 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."