

**When recorded return to:**

Christine Riley  
150 N Township St  
Sedro Woolley, WA 98284

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620051865

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 20222967

Jul 19 2022

Amount Paid \$6405.00  
Skagit County Treasurer  
By Lena Thompson Deputy

**CHICAGO TITLE**

*620051865*

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Mark W. Boltinhouse and Jean M. Boltinhouse, Trustees of The Boltinhouse Trust dated March 13, 2012

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Christine Riley, an unmarried person

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 THE COUNTY OF SKAGIT, STATE OF 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

**STATUTORY WARRANTY DEED**  
(continued)

Dated: July 14, 2022

Mark W. Boltinhouse and Jean M. Boltinhouse, Trustees of The Boltinhouse Trust dated March 13, 2012

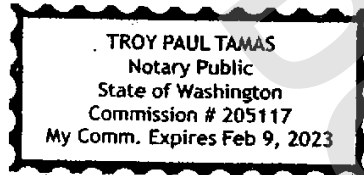
BY: *Jean M. Boltinhouse*  
Jean M. Boltinhouse  
Trustee

BY: *Mark W. Boltinhouse*  
Mark W. Boltinhouse  
Trustee

State of Washington  
County of Clallam

This record was acknowledged before me on 7/14/2022 by Mark W. Boltinhouse and Jean M. Boltinhouse as Trustees of The Boltinhouse Trust dated March 13, 2012.

*Troy Paul Tamás*  
(Signature of notary public)  
Notary Public in and for the State of Washington  
My commission expires: 2/09/2023



**EXHIBIT "A"****Exceptions**

1. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, 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 the Plat of Thyme Square Binding Site Plan:  
  
Recording No: 200511100117
2. Covenants, conditions, restrictions and easements 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, source of income, gender, gender identity, gender expression, medical condition or genetic information, 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 in the document  
  
Recording Date: March 7, 2003  
Recording No.: 200303070186
3. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:  
  
In favor of: Public Utility District No. 1 of Skagit County, a municipal corporation  
Purpose: 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  
Recording Date: July 18, 2005  
Recording No.: 200507180085  
Affects: Portion of said premises
4. Covenants, conditions, restrictions and easements 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, source of income, gender, gender identity, gender expression, medical condition or genetic information, 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 in the document  
  
Recording Date: November 10, 2005  
Recording No.: 200511100116
5. Any unpaid assessments or charges and liability to further assessments or charges, for which a lien may have arisen (or may arise), as provided for under Washington law and in instrument set forth below:

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

Imposed by: Thyme Square Community Association:  
 Recording Date: November 10, 2005  
 Recording No.: 200511100116

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

Granted to: Puget Sound Energy, Inc.  
 Purpose: Underground electric system, together with necessary appurtenances  
 Recording Date: February 14, 2005  
 Recording No.: 200502140150  
 Recording No.: 200502140151  
 Affects: Portion of said premises

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

Granted to: Comcast of Washington IV, Inc.  
 Purpose: Broadband communications system  
 Recording Date: February 14, 2007  
 Recording No.: 200702140052  
 Affects: Portion of said premises

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 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.

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

10. City, county or local improvement district assessments, if any.
11. Assessments, if any, levied by Sedro Woolley.

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 06/17/22  
between Christine Riley ("Buyer")  
and Boltinhouse Trust ("Seller")  
concerning 150 N Township St 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.

Christine Riley 06/17/22  
Buyer Date

Mark W. Bolten TRUSTEE 5-29-2022  
Seller Date

Buyer Date

J. J. Swilce 5/29/22  
Seller Date

Mark W. Bolten TRUSTEE 7-14-2022  
Justin R. Bolten Trustee 7/14/2022