

**When recorded return to:**  
Michael M. Grove and Wendy Grove  
1004 Commercial Ave #548  
Anacortes, WA 98221

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 20236089

Apr 12 2023

Amount Paid \$22662.80

Skagit County Treasurer

By Lena Thompson Deputy

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

**CHICAGO TITLE**

*1020057354*

Escrow No.: 620053754

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Brady Rowe and Rachel Rowe, 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 Michael M. Grove and Wendy Grove, 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 OF LT 73, FIRST ADDN BIG LAKE WATER FRONT TRACTS & PTN OF GOVT LT 2,  
1-33-4E

Tax Parcel Number(s): P62093 / 3863-000-073-0002, P103388 / 330401-0-002-0200

Subject to:

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

**STATUTORY WARRANTY DEED**  
(continued)

Dated: April 6, 2023

Brady Rowe  
Brady Rowe

Rachel Rowe  
Rachel Rowe

State of Washington  
County of Skaagit

This record was acknowledged before me on 4-6-2023 by Brady Rowe and Rachel Rowe.

Jennifer Brazil  
(Signature of notary public)  
Notary Public in and for the State of Washington  
My commission expires: 7-25-2024



**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P62093 / 3863-000-073-0002 and P103388 / 330401-0-002-0200**

LOT 73 AND THE WESTERLY ½ OF VACATED ALDER STREET OF "FIRST ADDITION BIG LAKE WATER FRONT TRACTS, SKAGIT COUNTY, WASHINGTON," AS PER PLAT RECORDED IN VOLUME 4 OF PLATS, PAGE 15, RECORDS OF SKAGIT COUNTY, WASHINGTON, EXCEPT COUNTY ROAD KNOWN AS H.C. PETERS ROAD, AND EXCEPT THAT PORTION OF LOT 73 AS SAID LOT IS SHOWN ON RECORD OF SURVEY FILED IN BOOK 2 OF SURVEYS, PAGE 200, UNDER AUDITOR'S FILE NO. 7910250040, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 73;

THENCE NORTH 44°42'50" EAST ALONG THE NORTHERLY LINE OF SAID LOT 73, A DISTANCE OF 178.82 FEET TO THE EASTERLY RIGHT OF WAY OF A COUNTY ROAD KNOWN AS THE H.C. PETERS ROAD;

THENCE SOUTH 49°21'30" EAST ALONG THE EASTERLY LINE OF SAID COUNTY ROAD, A DISTANCE OF 20.00 FEET TO THE TRUE POINT OF BEGINNING;

THENCE NORTH 37°11'54" EAST, A DISTANCE OF 152.52 FEET TO A ½ INCH REBAR SET AS SHOWN ON SAID RECORD OF SURVEY BEING ON THE NORTHERLY BOUNDARY OF SAID LOT 73;

THENCE SOUTH 44°42'50" WEST ALONG THE NORTHERLY LINE OF SAID LOT 73, A DISTANCE OF 152.63 FEET TO THE EASTERLY MARGIN OF SAID COUNTY ROAD;

THENCE SOUTH 49°21'30" EAST, A DISTANCE OF 20.00 FEET TO THE TRUE POINT OF BEGINNING;

ALSO EXCEPT THAT PORTION THAT LIES SOUTHWESTERLY OF THE SOUTHERLY MARGIN OF THE H.C. PETERS COUNTY ROAD, ALSO KNOWN AS WEST BIG LAKE BOULEVARD, AND WEST OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 76 OF SAID PLAT;

THENCE NORTH 45°17'10" WEST ALONG THE SOUTHWESTERLY LINE OF SAID PLAT, A DISTANCE OF 407.80 FEET TO THE TRUE POINT OF BEGINNING OF THIS LINE DESCRIPTION;

THENCE NORTH 23°12'00" EAST, A DISTANCE OF 36.53 FEET;

THENCE ON A CURVE TO THE RIGHT NORTHEASTERLY, WHICH CENTER TO SAID CURVE BEARS SOUTH 66°48'00" EAST, HAVING A RADIUS OF 101.15 FEET, AN ARC DISTANCE OF 53.23 FEET;

THENCE NORTH 53°21'15" EAST, A DISTANCE OF 6.77 FEET TO THE SOUTHWESTERLY MARGIN OF SAID COUNTY ROAD AND THE TERMINUS OF THIS LINE DESCRIPTION,

AND ALSO EXCEPT THAT PORTION OF TRACT 73, FIRST ADDITION BIG LAKE WATER FRONT TRACTS, SKAGIT COUNTY, WASHINGTON," AS PER PLAT RECORDED IN VOLUME 4 OF PLATS, PAGE 15, RECORDS OF SKAGIT COUNTY, WASHINGTON, ALSO SHOWN ON THAT

**EXHIBIT "A"**  
Legal Description  
(continued)

CERTAIN RECORD OF SURVEY MAP RECORDED IN VOLUME 2 OF SURVEYS, PAGE 200, UNDER AUDITOR'S FILE NO. 7910250040, SAID PORTION BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID TRACT 73;

THENCE NORTH 44°42'50" EAST ALONG THE NORTHERLY LINE OF SAID TRACT 73 FOR A DISTANCE OF 178.82 FEET, MORE OR LESS, TO THE EASTERLY RIGHT OF WAY LINE MARGIN OF A COUNTY ROAD KNOWN AS THE H.C. PETERS ROAD;

THENCE SOUTH 49°21'30" EAST ALONG SAID EASTERLY MARGIN FOR A DISTANCE OF 20.00 FEET TO THE SOUTHEASTERLY CORNER OF PARCEL "B" OF THAT CERTAIN PROPERTY DESCRIBED ON STATUTORY WARRANTY DEED TO ROBERT L. SAGER AND JANICE C. SAGER, HUSBAND AND WIFE, RECORDED UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 8112210049;

THENCE NORTH 37°11'54" EAST ALONG THE SOUTHEASTERLY LINE OF SAID SAGER PARCEL "B" FOR A DISTANCE OF 81.28 FEET TO THE TRUE POINT OF BEGINNING;

THENCE NORTH 44°42'50" EAST PARALLEL WITH SAID NORTHERLY LINE OF TRACT 73, 37.42 FEET;

THENCE NORTH 82°10'33" EAST, 9.34 FEET;

THENCE NORTH 44°42'50" EAST, 25.80 FEET;

THENCE NORTH 45°17'10" WEST, 15.00 FEET, MORE OR LESS, TO THE NORTHERLY CORNER OF SAID SAGER PARCEL "B", BEING A POINT ON THE NORTHERLY LINE OF SAID TRACT 73;

THENCE SOUTH 44°42'50" WEST ALONG SAID NORTHERLY LINE OF TRACT 73, 112.63 FEET;

THENCE SOUTH 45°17'10" EAST, 5.00 FEET;

THENCE NORTH 44°42'50" EAST, 42.00 FEET, TO A POINT BEARING NORTH 45°17'10" WEST, FROM THE TRUE POINT OF BEGINNING;

THENCE SOUTH 45°17'10" EAST, 4.32 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING.

TOGETHER WITH THAT PORTION OF GOVERNMENT LOT 2, SECTION 1, TOWNSHIP 33 NORTH, RANGE 4 EAST, W.M., LYING SOUTHWESTERLY OF THE PLAT OF FIRST ADDITION BIG LAKE WATER FRONT TRACTS, SKAGIT COUNTY, WASHINGTON," AS PER PLAT RECORDED IN VOLUME 4 OF PLATS, PAGE 15, RECORDS OF SKAGIT COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 76 OF SAID PLAT;

**EXHIBIT "A"**  
Legal Description  
(continued)

THENCE NORTH 45°17'10" WEST ALONG THE SOUTHWESTERLY LINE OF SAID PLAT, A DISTANCE OF 185.50 FEET TO THE CENTERLINE OF ALDER STREET, AS NOW VACATED, AND THE TRUE POINT OF BEGINNING;

THENCE SOUTH 44°42'50" WEST, PERPENDICULAR TO THE SOUTHWESTERLY LINE OF SAID PLAT, A DISTANCE OF 77.35 FEET;

THENCE NORTHWESTERLY ON A CURVE TO THE LEFT, WHICH CENTER OF SAID CURVE BEARS SOUTH 51°09'23" WEST, HAVING A RADIUS OF 304.23 FEET, AN ARC DISTANCE OF 40.01 FEET;

THENCE NORTH 46°22'42" WEST, A DISTANCE OF 72.34 FEET;

THENCE NORTHWESTERLY, ON A CURVE TO THE RIGHT, WHICH CENTER TO SAID CURVE BEARS NORTH 43°37'18" EAST, HAVING A RADIUS OF 113.94 FEET, AN ARC DISTANCE OF 138.36 FEET;

THENCE NORTH 23°12'00" EAST, A DISTANCE OF 5.09 FEET TO THE SOUTHWESTERLY LINE OF SAID PLAT;

THENCE SOUTH 45°17'10" EAST, ALONG SAID SOUTHWESTERLY LINE, A DISTANCE OF 222.30 FEET TO THE TRUE POINT OF BEGINNING.

AND ALSO TOGETHER WITH A NON-EXCLUSIVE EASEMENT 60.00 FEET IN WIDTH FOR INGRESS, EGRESS AND UTILITIES OVER, UNDER, ACROSS AND THROUGH LOT 73 IN THE PLAT OF FIRST ADDITION BIG LAKE WATER FRONT TRACTS, SKAGIT COUNTY, WASHINGTON," AS PER PLAT RECORDED IN VOLUME 4 OF PLATS, PAGE 15, RECORDS OF SKAGIT COUNTY, WASHINGTON, AND GOVERNMENT LOT 2, SECTION 1, TOWNSHIP 33 NORTH, RANGE 4 EAST, W.M., AND LIES 30.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 76 OF SAID PLAT;

THENCE NORTH 45°17'10" WEST, ALONG THE SOUTHWESTERLY LINE OF SAID PLAT, A DISTANCE OF 488.68 FEET TO THE SOUTHEAST CORNER OF LOT 72 OF SAID PLAT;

THENCE NORTH 44°42'50" WEST ALONG THE EAST LINE OF SAID LOT 72, A DISTANCE OF 88.51 FEET TO THE SOUTHWESTERLY MARGIN OF THE H.C. PETERS COUNTY ROAD, ALSO KNOWN AS WEST BIG LAKE BOULEVARD;

THENCE SOUTH 49°21'30" EAST, ALONG SAID SOUTHWESTERLY MARGIN, A DISTANCE OF 32.00 FEET TO THE TRUE POINT OF BEGINNING OF THIS CENTERLINE DESCRIPTION;

THENCE SOUTHWESTERLY ALONG A CURVE TO THE LEFT, WHICH CENTER TO SAID CURVE BEARS SOUTH 36°38'45" EAST, HAVING A RADIUS OF 131.15 FEET, AN ARC DISTANCE OF 69.02 FEET;

THENCE SOUTH 23°12'00" WEST, A DISTANCE OF 41.62 FEET;

**EXHIBIT "A"**  
Legal Description  
(continued)

THENCE SOUTHEASTERLY ON A CURVE TO THE LEFT, HAVING A RADIUS OF 143.94 FEET, AN ARC DISTANCE OF 174.80 FEET;

THENCE SOUTH 46°22'42" EAST, A DISTANCE OF 72.34 FEET;

THENCE SOUTHEASTERLY, ON A CURVE TO THE RIGHT, HAVING A RADIUS OF 274.23 FEET, AN ARC DISTANCE OF 39.45 FEET AND THE TERMINUS OF THIS CENTERLINE.

AND ALSO TOGETHER WITH THAT PORTION OF TRACT 73, FIRST ADDITION BIG LAKE WATER FRONT TRACTS, SKAGIT COUNTY, WASHINGTON," AS PER PLAT RECORDED IN VOLUME 4 OF PLATS, PAGE 15, RECORDS OF SKAGIT COUNTY, WASHINGTON, AND BEING A PORTION OF PARCEL "B" OF THAT CERTAIN PROPERTY DESCRIBED ON STATUTORY WARRANTY DEED TO ROBERT L. SAGER AND JANICE C. SAGER, HUSBAND AND WIFE, RECORDED UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 8112210049, AND ALSO SHOWN ON THAT CERTAIN RECORD OF SURVEY MAP RECORDED IN VOLUME 2 OF SURVEYS, PAGE 200, UNDER AUDITOR'S FILE NO. 7910250040, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID TRACT 73;

THENCE NORTH 44°42'50" EAST ALONG THE NORTHERLY LINE OF SAID TRACT 73 FOR A DISTANCE OF 178.82 FEET, MORE OR LESS, TO THE EASTERLY RIGHT OF WAY MARGIN OF A COUNTY ROAD KNOWN AS THE H.C. PETERS ROAD;

THENCE SOUTH 49°21'30" EAST ALONG SAID EASTERLY MARGIN FOR A DISTANCE OF 20.00 FEET TO THE SOUTHEASTERLY CORNER OF SAID SAGER PARCEL "B" AND BEING THE TRUE POINT OF BEGINNING;

THENCE NORTH 37°11'54" EAST ALONG THE SOUTHEASTERLY LINE OF SAID SAGER PARCEL "B", FOR A DISTANCE OF 81.28 FEET;

THENCE NORTH 45°17'10" WEST, 4.32 FEET;

THENCE SOUTH 44°42'50" WEST PARALLEL WITH THE NORTHERLY LINE OF SAID TRACT 73 FOR A DISTANCE OF 42.00 FEET;

THENCE NORTH 45°17'10" WEST, 5.00 FEET, MORE OR LESS, TO SAID NORTHERLY LINE OF TRACT 73;

THENCE SOUTH 44°42'50" WEST ALONG SAID NORTHERLY LINE 40.00 FEET, MORE OR LESS, TO SAID EASTERLY RIGHT OF WAY MARGIN OF H.C. PETERS ROAD AT A POINT BEARING NORTH 49°21'30" WEST FROM THE TRUE POINT OF BEGINNING;

THENCE SOUTH 49°21'30" EAST ALONG SAID EASTERLY RIGHT OF WAY MARGIN 20.00 FEET TO THE TRUE POINT OF BEGINNING.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

**EXHIBIT "B"**

## Exceptions

1. Reservations of oil, coal, gas and minerals and/or mineral rights of any nature, and right of entry to explore same, contained in the deed

Grantor: Bingham Investment Co., a Washington corporation  
Recording Date: May 21, 1954  
Recording No.: 501861

NOTE: This exception does not include present ownership of the above mineral rights.

2. Reservations of oil, coal, gas and minerals and/or mineral rights of any nature, and right of entry to explore same, contained in the deed

Grantor: Associated Lumber Mills, Inc.  
Recording Date: June 8, 1955  
Recording No.: 520153

NOTE: This exception does not include present ownership of the above mineral rights.

3. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

In favor of: Lyle E. Ochs and Lucille H. Ochs, husband and wife and Sheridan A. Martin and Veronica A. Martin, husband and wife  
Purpose: Road purposes  
Recording Date: May 13, 1982  
Recording No.: 8205130073  
Affects: Portion of said premises

4. Stipulation as contained in Deed through which title is vested, recorded December 21, 1993, under Recording No. 9312210119 as follows:

"The above-described property will be combined or aggregated with contiguous property owned by the Grantees. This Boundary Adjustment is not for the purposes of creating an additional building lot."

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

Granted to: Skagit County Sewer District No. 2, a municipal corporation  
Purpose: For ingress and egress to a pump station site  
Recording Date: June 5, 1981  
Recording No.: 8106050059  
Affects: Parcel "B" and includes other property

**EXHIBIT "B"**

Exceptions  
(continued)

6. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
- Granted to: Skagit County Sewer District No. 2, a municipal corporation  
Purpose: For ingress and egress to a pump station site  
Recording Date: June 5, 1981  
Recording No.: 8106050060  
Affects: Parcel "A"
7. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
- Granted to: Richard X. Maguire and Patricia Maguire, his wife and Lelia Davis Buck  
Purpose: An easement 6 feet wide for side sewer along the line of said side sewer as constructed  
Recording Date: June 5, 1981  
Recording No.: 8106050061  
Affects: Undisclosed
8. Shoreline Variance Permit No. 13-84, and the terms and conditions thereof:
- Recording Date: May 22, 1984  
Recording No.: 8405220022
9. Stipulation as contained in Deed, and the terms and conditions thereof:
- Recording Date: December 21, 1993  
Recording No.: 9312210115
10. Covenants, conditions and restrictions 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 No.: 9312210115  
Recording No.: 9312210119  
Recording No.: 200210170113  
Recording No.: 200210170114
11. 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,



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

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 Plat of First Addition to Big Lake Water Front Tracts:

Recording No: 104858

12. 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 Survey:

Recording No: 7910250040

13. Protected critical area site plan and/or easement, and the terms and conditions thereof:

Recording Date: April 2, 2001  
Recording No.: 200104020005

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

Granted to: Robert L. Sager and Janice L. Sager, husband and wife  
Purpose: Easement for access to Lot 72  
Recording Date: September 16, 2002  
Recording No.: 200209160142  
Affects: A portion of Lots 73 and 74 of First Addition, Big Lake Water Front Tracts.

15. Any question that may arise due to shifting and changing in the course, boundaries or high water line of Skagit River.
16. Rights of the State of Washington in and to that portion, if any, of the Land which lies below the line of ordinary high water of Skagit River.
17. Any prohibition or limitation of use, occupancy or improvement of the Land resulting from the rights of the public or riparian owners to use any portion which is now or was formerly covered by water.
18. Paramount rights and easements in favor of the United States for commerce, navigation, fisheries and the production of power.
19. City, county or local improvement district assessments, if any.

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

20. Any unrecorded leaseholds, right of vendors and holders of security interests on personal property installed upon the Land and rights of tenants to remove trade fixtures at the expiration of the terms.
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."

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

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

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Northwest Multiple Listing Service  
ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated March 7, 2023  
between Michael M Grove Wendy M Grove ("Buyer")  
Buyer Buyer  
and Brady Rowe Rachel Rowe ("Seller")  
Seller Seller  
concerning 18589 West Big Lake Blvd Mount Vernon WA 98274 (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.

Authenticator  
Michael M Grove 03/07/23  
Buyer Date  
Authenticator  
Wendy M Grove 03/07/23  
Buyer Date

Authenticator  
Brady Rowe 03/02/2023  
Seller Date  
Authenticator  
Rachel Rowe 03/02/2023  
Seller Date