

POOR ORIGINAL

202504170028

04/17/2025 10:58 AM Pages: 1 of 6 Fees: \$308.50  
Skagit County Auditor, WA

When recorded return to:  
Brian Poirier and Kimberly Poirier  
18785 W Big Lake Boulevard  
Mount Vernon, WA 98274

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 20251140

Apr 17 2025

Amount Paid \$12588.00  
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

Escrow No.: 620058593

CHICAGO TITLE CO.

620058593

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Philip Tapley and Julie Tapley, a married couple

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

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

PARCEL A:

LOT 87, "FIRST ADDITION, BIG LAKE WATER FRONT TRACTS", ACCORDING TO THE PLAT  
THEREOF RECORDED IN VOLUME 4 OF PLATS, PAGE 15, RECORDS OF SKAGIT COUNTY,  
WASHINGTON.

EXCEPT THAT PORTION THEREOF LYING WESTERLY OF A LINE DRAWN PARALLEL WITH  
AND 10 FEET EASTERLY OF THE CENTERLINE OF THAT CERTAIN EASEMENT  
ESTABLISHED MARCH 6, 1978, IN A REAL ESTATE CONTRACT RECORDED MARCH 21, 1978,  
AS AUDITOR'S FILE NO. 875853.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON

PARCEL B:

A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND UTILITIES OVER AND  
ACROSS A 20 FOOT WIDE STRIP OF LAND CENTERED ON THE CENTERLINE OF THAT  
CERTAIN EASEMENT ESTABLISHED MARCH 6, 1978, IN A REAL ESTATE CONTRACT  
RECORDED MARCH 21, 1978, AS AUDITOR'S FILE NO. 875853.

Tax parcel No. P62104 3863-000-087-0000

## STATUTORY WARRANTY DEED

(continued)


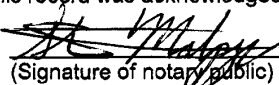
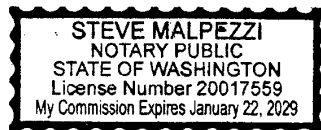
SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

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

Tax Parcel Number(s): P62104 / 3863-000-087-0006

Subject to:

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

Dated: April 14, 2025  
Philip Tapley  
Julie TapleyState of WASHINGTONCounty of WHATCOMThis record was acknowledged before me on APRIL 14, 2025 by Philip Tapley and Julie Tapley.  
(Signature of notary public)Notary Public in and for the State of WAMy commission expires: 1/22/29

**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 First Addition, Big Lake Water Front Tracts:

Recording No: 104858

2. Right granted by the State of Washington to Day Lumber Co., a corporation, to overflow the bed and shores of Big Lake by that certain order dated April 7, 1924 and recorded April 21, 1924 in Volume 133 of Deeds, Page 12 under Recording No. 173578.

3. Covenant to bear part or all of the cost of construction, repair or maintenance of easement granted over adjacent property:

Purpose of Easement: Road maintenance

Recording No.: 826845

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

Purpose: Ingress, egress and utilities

Recording Date: March 21, 1978

Recording No.: 875853

Affects: Said premises and other property

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

Purpose: Side sewer

Recording Date: August 7, 1985

Recording No.: 8508070043

Affects: Portion of said premises

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

In favor of: Skagit County Sewer District No. 2, a municipal corporation of Skagit County, Washington

Purpose: Access to a pump station along with rights of maintenance and repair with other related rights, provisions and conditions

Recording Date: August 7, 1985

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

Recording No.: 8508070045  
Affects: Portion of said premises

7. Lot Certification Application and the terms and conditions thereof:

Recording Date: June 23, 1999  
Recording No.: 9906230151

8. 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: 200105080110

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

Recording Date: November 12, 2003  
Recording No.: 200311120291  
Matters shown: Possible encroachment of shed as shown

10. 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: 202205020091

11. As to any portion of said land now, formerly or in the future covered by water: Questions or adverse claims related to (1) lateral boundaries of any tidelands or shorelands; (2) shifting in course, boundary or location of the body of water; (3) rights of the State of Washington if the body of water is or was navigable; and (4) public regulatory and recreational rights (including powers of the USA) or private riparian rights which limit or prohibit use of the land or water.

12. 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

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

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."

13. City, county or local improvement district assessments, if any.

**John L. Scott**  
REAL ESTATE

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 18, 2025

between Brian Poirier Kimberly Poirier ("Buyer")  
Buyer Buyer  
and Philip Tapley Julie Tapley ("Seller")  
Seller Seller  
concerning 18785 W 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.

Authentication  
Brian Poirier 03/19/2025  
Buyer Date  
Authentication  
Kimberly Poirier 03/19/2025  
Buyer Date

Authentication  
Philip Tapley 03/19/25  
Seller Date  
Authentication  
Julie Tapley 03/19/25  
Seller Date