

When recorded return to:  
Shelby Boucher and Dustin Boucher  
14752 Rosario Road  
Anacortes, WA 98221



201710200061

Skagit County Auditor \$81.00  
10/20/2017 Page 1 of 8 11:41AM

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

4100 194th St. SW, #230  
Lynnwood, WA 98036

Escrow No.: 500062851

**CHICAGO TITLE**  
**900062851**

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) William John Chowanec and Carolyn Healy Chowanec, Trustees of the Chowanec Revocable Trust, dated March 11, 1994

for and in consideration of Ten And No/100 Dollars (\$10.00), and other valuable consideration in hand paid, conveys, and warrants to Shelby Boucher and Dustin Boucher, wife and husband

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

Tract 2 of SKAGIT COUNTY SHORT PLAT NO. 107-80, as approved June 12, 1982, and recorded July 12, 1982, in Volume 6 of Short Plats, page 1, under Auditor's File No. 8207120009, records of Skagit County, Washington; being a portion of the West Half of the Southwest Quarter of the Southeast Quarter of Section 15, Township 34 North, Range 1 East of the Willamette Meridian.

Situated in Skagit County, Washington.

Tax Parcel Number(s): P19521 / 340115-4-008-0105,

Subject to:

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

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

20174956

OCT 20 2017

Amount Paid \$ 14690.<sup>00</sup>

Skagit Co. Treasurer

By *Mom* Deputy

**STATUTORY WARRANTY DEED**  
(continued)

Dated: October 10, 2017

Chowanec Revocable Trust, dated March 11, 1994

BY: William John Chowanec Trustee  
William John Chowanec  
Trustee

BY: \_\_\_\_\_  
Carolyn Healy Chowanec  
Trustee

**STATUTORY WARRANTY DEED**  
(continued)

Dated: October 10, 2017

Chowanec Revocable Trust, dated March 11, 1994

BY: \_\_\_\_\_  
William John Chowanec  
Trustee

BY: Carolyn Healy Chowanec  
Carolyn Healy Chowanec  
Trustee

**STATUTORY WARRANTY DEED**  
(continued)

State of NEVADA

County of DOUGLAS

I certify that I know or have satisfactory evidence that \_\_\_\_\_

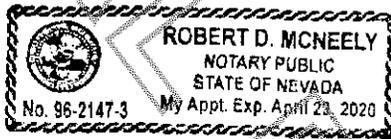
WILLIAM JOHN CHOWANEC, TRUSTEE

is/are the person(s) who appeared before me, and said person acknowledged that (he/she/they) signed this instrument, on oath stated that (he/she/they) was authorized to execute the instrument and acknowledged it as the Trustee of Chowanec Revocable Trust, dated March 11, 1994 to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 10/12/2017

*Robert D. McNeely*

Name: ROBERT D. MCNEELY  
Notary Public in and for the State of NEVADA  
Residing at: CARSON CITY  
My appointment expires: 4/23/2020



State of NEVADA

County of DOUGLAS

I certify that I know or have satisfactory evidence that \_\_\_\_\_

CAROLYN HEALY CHOWANEC, TRUSTEE

is/are the person(s) who appeared before me, and said person acknowledged that (he/she/they) signed this instrument, on oath stated that (he/she/they) was authorized to execute the instrument and acknowledged it as the Trustee of Chowanec Revocable Trust, dated March 11, 1994 to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 10/12/2017

Name: \_\_\_\_\_  
Notary Public in and for the State of \_\_\_\_\_  
Residing at: \_\_\_\_\_  
My appointment expires: \_\_\_\_\_

**STATUTORY WARRANTY DEED**  
(continued)

State of California

County of \_\_\_\_\_

I certify that I know or have satisfactory evidence that \_\_\_\_\_

is/are the person(s) who appeared before me, and said person acknowledged that (he/she/they) signed this instrument, on oath stated that (he/she/they) was authorized to execute the instrument and acknowledged it as the Trustee of Chowanec Revocable Trust, dated March 11, 1994 to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: \_\_\_\_\_

Name: See Attached  
Notary Public in and for the State of \_\_\_\_\_  
Residing at: \_\_\_\_\_  
My appointment expires: \_\_\_\_\_

State of \_\_\_\_\_

County of \_\_\_\_\_

I certify that I know or have satisfactory evidence that \_\_\_\_\_

is/are the person(s) who appeared before me, and said person acknowledged that (he/she/they) signed this instrument, on oath stated that (he/she/they) was authorized to execute the instrument and acknowledged it as the Trustee of Chowanec Revocable Trust, dated March 11, 1994 to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: \_\_\_\_\_

Name: \_\_\_\_\_  
Notary Public in and for the State of \_\_\_\_\_  
Residing at: \_\_\_\_\_  
My appointment expires: \_\_\_\_\_

# CALIFORNIA ALL PURPOSE ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA )

COUNTY OF Ventura )

On 10/11/17 before me, Laila A. Biscaldi, a Notary  
Date Insert Name and Title of the officer

Public, personally appeared Candyn Healy Chouanec

Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) s/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature: [Handwritten Signature]

### OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent attachment of this form to an unintended document.

### Description of Attached Document

Title or Type of Document: Statutory Warranty Deed Document Date: 10/10/17  
Number of Pages: 6 Signer(s) Other Than Named Above: \_\_\_\_\_

### Capacity(ies) Claimed by Signer(s)

Signers Name: \_\_\_\_\_  
 Corporate Officer - Title(s) \_\_\_\_\_  
 Partner -  Limited  General  
 Individual  Attorney in Fact  
 Trustee  Guardian or Conservator  
 Other: \_\_\_\_\_  
Signer is Representing: \_\_\_\_\_

Signers Name: \_\_\_\_\_  
 Corporate Officer - Title(s) \_\_\_\_\_  
 Partner -  Limited  General  
 Individual  Attorney in Fact  
 Trustee  Guardian or Conservator  
 Other: \_\_\_\_\_  
Signer is Representing: \_\_\_\_\_

**EXHIBIT "A"**  
Exceptions

1. 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 Short Plat No. 107-80.

Recording No. 8207120009

2. Rights of the other parties, if any, to use old access road as disclosed on the face of short plat.
3. Easement, including the terms, covenants, and provisions thereof as disclosed by instrument  
Recorded: May 14, 1985  
Auditor's No.: 8505140018, records of Skagit County, Washington  
In Favor of: Tract 1 of said short plat.  
For: Ingress, egress, roadway, and utilities and incidental purposes  
Affects: The Northerly 15 feet

4. Easement including the terms, covenants, and provisions thereof, granted by instrument  
Recorded: April 12, 1991  
Recording No.: 9104120105, records of Skagit County, Washington  
In favor of: Puget Sound Power & Light Company  
For: Underground distribution and electric lines and appurtenances thereto  
Affects: The North 10 feet

Said easement is a re-recording of Auditor's File No. 9006080047.

5. Covenants, conditions, and restrictions contained in instrument  
Recorded: March 12, 1985  
Auditor's No.: 8503120005, records of Skagit County, Washington  
Executed by: Wayne G. Ramerman, et al  
As follows:

The parties acknowledge that Ramerman may make an election to subdivide Tract 2 into two parcels and the County Ordinances and Zoning Regulations may require them to have a sixty foot easement to accomplish that purpose. In that event Ramerman agrees to make a good faith effort to receive a variance or waiver as to that requirement. If they are unsuccessful, Conway agrees to grant unto Ramerman additional easement rights up to sixty feet if Ramerman elects to subdivide Tract 2. In the event such an easement is required and granted, Ramerman agrees not to improve upon the existing road (which is approximately 15 feet wide at the present time and not up to County standards) without the written consent of Conway. Any and all costs connected with the improvement and/or granting of said easement shall be borne by Ramerman.

**EXHIBIT "A"**

**Exceptions  
(continued)**

6. Terms, conditions and provisions relating to the use of easement, contained in instrument recorded September 30, 1976 and February 13, 1978, under Auditor's File Nos. 843570 and 874868, records of Skagit County, Washington.
7. Conditions contained in instrument dated August 15, 1977, recorded August 19, 1977, under Auditor's File No. 883060, records of Skagit County, Washington, by which Parcel B is granted, as follows:  
Said Ellwood Sanders and Catherine Sanders shall be allowed to subdivide the dominant tenement for the sale of four lots or parcels. Any subdivision of the dominant tenement for the sale of lots or parcels in excess of the four hereby mentioned or the construction of any multi-family dwelling on the premises will void the easement granted.
8. Covenants, conditions, and restrictions contained in instrument  
Recorded: December 12, 1992  
Auditor's No.: 9212220110, records of Skagit County, Washington  
Executed by: Wayne G. Ramerman
9. Easement, including the terms, covenants, and provisions thereof, granted by instrument  
Recorded: July 2, 1993  
Auditor's No.: 9307020059, records of Skagit County, Washington  
In favor of: Puget Sound Power & Light Company  
For: Underground distribution and electric lines and appurtenances thereto  
Affects: A 10 foot strip as described
10. Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey,  
  
Recording Date: January 10, 2011  
Recording No.: 201101100250  
Matters shown: Encroachment of wellhouse, concrete pad, chicken coop fence and garden shed
11. License Agreement for Use and Occupation of Property, including the terms, covenants and provisions thereof;  
  
Recording Date: March 18, 2013  
Recording No.: 201303180203
12. City, county or local improvement district assessments, if any,