

When recorded return to:  
Tyson M Boston  
8826 Blackburn Place  
Sedro Woolley, WA 98284



201712290079

Skagit County Auditor \$78.00  
12/29/2017 Page 1 of 5 2:41PM

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620032567

**CHICAGO TITLE**  
**620032567**

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) David L Richter and Cinde L Richter, 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 Tyson M Boston, an unmarried person

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. SW, 13-35-04E, W.M.

Tax Parcel Number(s): P36469 / 350413-3-004-0000

Subject to:

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

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

20176024  
DEC 29 2017

Amount Paid \$ **6258.00**  
Skagit Co. Treasurer  
By **MG** Deputy

**STATUTORY WARRANTY DEED**  
(continued)

Dated: December 22, 2017

David L Richter  
David L Richter  
Cinde L Richter  
Cinde L Richter

State of WASHINGTON  
County of SKAGIT

I certify that I know or have satisfactory evidence that David L Richter and Cinde L Richter are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: December 28, 2017

Lourea L Garka  
Name: Lourea L Garka  
Notary Public in and for the State of wa  
Residing at: Arlington  
My appointment expires: 10/27/2018

LOUREA L. GARKA  
STATE OF WASHINGTON  
NOTARY --- PUBLIC  
My Commission Expires 10-27-2018

**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P36469 / 350413-3-004-0000**

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**PARCEL "A":**

That portion of the East ½ of the Southwest ¼ of Section 13, Township 35 North, Range 4 East, W.M., described as follows:

Beginning at the Southwest corner of said subdivision;  
thence North 88°57'17" East along the South line thereof, 569.00 feet;  
thence North 1°14' West parallel to the West line of said subdivision, a distance of 668.00 feet to the Northeast corner of that certain tract of land deeded to Frank Holmes by instrument recorded under Auditor's File No. 676094, records of Skagit County, Washington;  
thence South 88°57'17" West along the North line of said Holmes Tract, a distance of 174 feet to the East line of that certain tract of land deeded to Patrick Wedin by deed recorded under Auditor's File No. 475916, records of Skagit County, Washington;  
thence North 1°14' West parallel to the West line of said subdivision, a distance of 405 feet to the true point of beginning;  
thence continue North 1°14' West 427.25 feet;  
thence North 66°15'04" East, a distance of 251.79 feet, more or less, to the West line of the Burlington Northern Railroad right of way (formerly Northern Pacific);  
thence Southerly along the West line of said railroad right of way to a point which bears North 88°57'17" East from the true point of beginning;  
thence South 88°57'17" West to the true point of beginning.

Situate in the County of Skagit, State of Washington.

**PARCEL "B":**

That portion of the Northeast ¼ of the Southwest ¼ of Section 13, Township 35 North, Range 4 East, W.M., described as follows:

Beginning at the Southwest corner of the Southeast ¼ of the Southwest ¼ of said Section 13; thence North 1°14' West along the West line of the Southeast ¼ of the Southwest ¼ and Northeast ¼ of the Southwest ¼ of said Section 13, a distance of 1,568.00 feet to the Northwest corner of that certain tract of land deeded to Patrick Wedin by deed recorded under Auditor's File No. 475916, records of Skagit County, Washington, being the true point of beginning;  
thence North 88°57'17" East parallel to the South line of said Section 13, a distance of 395 feet;  
thence South 1°14' East, a distance of 67.75 feet;  
thence North 66°15'04" East, a distance of 251.79 feet, more or less, to the West line of the Burlington Northern Railroad right of way (formerly Northern Pacific);  
thence Northerly and Westerly along the West line of said railroad right of way to the West line of the Northeast ¼ of the South- west ¼ of said Section 13;  
thence South 1°14' East, a distance of 622.32 feet to the true point of beginning.

TOGETHER WITH a non-exclusive easement for ingress, egress and utilities over and across a 60.00 foot strip of land adjacent to the West boundary of the Burlington Northern Railroad right of way and

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

extending  
from the South line of above described Parcel "A" to the South line of said Section 13,  
EXCEPT that portion, if any, lying within County road rights of way.

Situate in the County of Skagit, State of Washington.

**EXHIBIT "B"**  
Exceptions

1. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
  
Granted to: Puget Sound Power & Light Company  
Purpose: Transmission and distribution line  
Recording Date: July 6, 1962  
Recording No.: 623573
  
2. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
  
Granted to: Puget Sound Power & Light Company  
Purpose: Underground electric transmission and/or distribution system  
Recording Date: October 12, 1977  
Recording No.: 866595
  
3. BOUNDARY LINE AGREEMENT AND THE TERMS AND CONDITIONS THEREOF  
  
Recording Date: September 10, 2008  
Recording No.: 200809100057
  
4. 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 survey:  
  
Recording No: 201005060039
  
5. City, county or local improvement district assessments, if any.