

201812120039
12/12/2018 12:16 PM Pages: 1 of 11 Fees: \$109.00
Skagit County Auditor

When recorded return to:

Mr. and Mrs. Jon G Bowman
1004 Commercial Ave #270
Anacortes, WA 98221

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20185415
DEC 12 2018

Amount Paid \$ 1607.00
Skagit Co. Treasurer
By 81 Deputy

Filed for Record at Request of
Curtis, Casteel & Palmer, PLLC
Escrow Number: C1801273SB

CHICAGO TITLE
620035511

Statutory Warranty Deed

THE GRANTOR Tracy Melnick, Todd Melnick, Marcie J. Moore, Thomas G. Maxim and Julie M. Maxim, as their separate estate as heirs of the Estate of Bradley H. Maxim, deceased for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Jon G Bowman and Ann Bowman, husband and wife the following described real estate, situated in the County of Skagit, State of Washington.

Abbreviated Legal:

Lot(s): 5-10 PTN 4 AND 11 Block: 40 FIDALGO CITY

Tax Parcel Number(s): P73041/4101-040-011-0003

Subject to: Covenants, conditions and restrictions of record, if any, attached by Exhibit "A"
LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF BY EXHIBIT "B"

Dated December 4, 2018

Estate of Bradley H. Maxim

By: Tracy Melnick, Heir

By: Todd Melnick, Heir

By: Marcie J Moore, Heir

By: Thomas G Maxim, Heir

By: Julie M Maxim, Heir

STATE OF Washington }
COUNTY OF Snohomish } SS:

I certify that I know or have satisfactory evidence that

Tracy Melnick

is the person(s) who appeared before

me, and said person(s) acknowledge that she signed this instrument, on oath stated that she

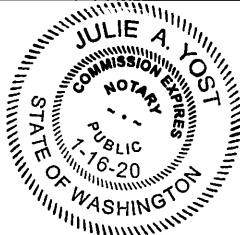
is authorized to execute the instrument and acknowledge that as the

Heir of Estate of Bradley H. Maxim

to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated:

12.6.18



Notary Public in and for the State of Washington

Residing at

My appointment expires:

12.16.20

When recorded return to:

Mr. and Mrs. Jon G Bowman
1004 Commercial Ave #270
Anacortes, WA 98221

Filed for Record at Request of
Curtis, Casteel & Palmer, PLLC
Escrow Number: C1801273SB

Statutory Warranty Deed

THE GRANTOR Tracy Melnick, Todd Melnick, Marcie J. Moore, Thomas G. Maxim and Julie M. Maxim, as their separate estate as heirs of the Estate of Bradley H. Maxim, deceased for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Jon G Bowman and Ann Bowman, husband and wife the following described real estate, situated in the County of Skagit, State of Washington.

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LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF BY EXHIBIT "B"

Dated December 4, 2018

Estate of Bradley H. Maxim

By: Tracy Melnick, Heir

By: Todd Melnick, Heir

By: Marcie J Moore, Heir

By: Thomas G Maxim, Heir

By: Julie M Maxim, Heir

STATE OF Washington }
COUNTY OF _____ } SS:

I certify that I know or have satisfactory evidence that Tracy Melnick
is/are the person(s) who appeared before
me, and said person(s) acknowledge that she signed this instrument, on oath stated that she
is/are authorized to execute the instrument and acknowledge that as the
Heir of Estate of Bradley H. Maxim
to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: _____

Notary Public in and for the State of Washington
Residing at _____
My appointment expires: _____

STATE OF Washington }
 COUNTY OF _____ } SS:

I certify that I know or have satisfactory evidence that Marcie J. Moore
 is/are the person(s) who appeared before
 me, and said person(s) acknowledge that she signed this instrument, on oath stated that she
 is/are authorized to execute the instrument and acknowledge that as the
Heir of Estate of Bradley H. Maxim
 to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: _____

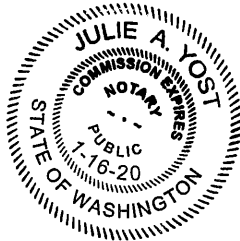
Notary Public in and for the State of Washington
 Residing at _____
 My appointment expires: _____

* STATE OF Washington }
 COUNTY OF Snohomish } SS:

I certify that I know or have satisfactory evidence that Julie H. Maxim
 is/are the person(s) who appeared before
 me, and said person(s) acknowledge that she signed this instrument, on oath stated that she
 is/are authorized to execute the instrument and acknowledge that as the
Heir of Estate of Bradley H. Maxim
 to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 12.5.18

Notary Public in and for the State of Washington
 Residing at Miracle
 My appointment expires: 1.16.20



When recorded return to:

Mr. and Mrs. Jon G Bowman
1004 Commercial Ave #270
Anacortes, WA 98221

Filed for Record at Request of
Curtis, Casteel & Palmer, PLLC
Escrow Number: C1801273SB

Statutory Warranty Deed

THE GRANTOR Tracy Melnick, Todd Melnick, Marcie J. Moore, Thomas G. Maxim and Julie M. Maxim, as their separate estate as heirs of the Estate of Bradley H. Maxim, deceased for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Jon G Bowman and Ann Bowman, husband and wife the following described real estate, situated in the County of Skagit, State of Washington.

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LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF BY EXHIBIT "B"

Dated December 4, 2018

Estate of Bradley H. Maxim

By: Tracy Melnick, Heir

Tracy Melnick

By: Marcie J Moore, Heir

By: Todd Melnick, Heir

By: Thomas G Maxim, Heir

By: Julie M Maxim, Heir

STATE OF Washington }
COUNTY OF _____ } SS:

I certify that I know or have satisfactory evidence that Tracy Melnick
is/are the person(s) who appeared before
me, and said person(s) acknowledge that she signed this instrument, on oath stated that she
is/are authorized to execute the instrument and acknowledge that as the
Heir of Estate of Bradley H. Maxim
to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

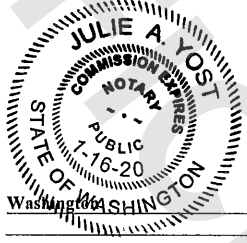
Dated: _____

Notary Public in and for the State of Washington
Residing at _____
My appointment expires: _____

STATE OF Washington }
COUNTY OF Snohomish } SS:

I certify that I know or have satisfactory evidence that Marcie J. Moore
is/are the person(s) who appeared before
me, and said person(s) acknowledge that she signed this instrument, on oath stated that she
is/are authorized to execute the instrument and acknowledge that as the
Heir of Estate of Bradley H. Maxim
to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 12.5.18



Julie A. Yost
Notary Public in and for the State of Washington
Residing at Monroe
My appointment expires: 1.16.20

STATE OF Washington }
COUNTY OF Snohomish } SS:

I certify that I know or have satisfactory evidence that Julie M. Maxim
is/are the person(s) who appeared before
me, and said person(s) acknowledge that she signed this instrument, on oath stated that she
is/are authorized to execute the instrument and acknowledge that as the
Heir of Estate of Bradley H. Maxim
to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: _____

Notary Public in and for the State of Washington
Residing at _____
My appointment expires: _____

When recorded return to:

Mr. and Mrs. Jon G Bowman
1004 Commercial Ave #270
Anacortes, WA 98221

Filed for Record at Request of
Curtis, Casteel & Palmer, PLLC
Escrow Number: C1801273SB

Statutory Warranty Deed

THE GRANTOR Tracy Melnick, Todd Melnick, Marcie J. Moore, Thomas G. Maxim and Julie M. Maxim, as their separate estate as heirs of the Estate of Bradley H. Maxim, deceased for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Jon G Bowman and Ann Bowman, husband and wife the following described real estate, situated in the County of Skagit, State of Washington.

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Subject to: Covenants, conditions and restrictions of record, if any, attached by Exhibit "A"
LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF BY EXHIBIT "B"

Dated December 8, 2018

Estate of Bradley H. Maxim

By: Tracy Melnick, Heir

By: Todd Melnick, Heir

By: Marcie J Moore, Heir

X Thomas G. Maxim, Heir
By: Thomas G Maxim, Heir

By: Julie M Maxim, Heir

STATE OF Washington
COUNTY OF _____ } SS:

I certify that I know or have satisfactory evidence that Tracy Melnick
is/are the person(s) who appeared before
me, and said person(s) acknowledge that she signed this instrument, on oath stated that she
is/are authorized to execute the instrument and acknowledge that as the
Heir of Estate of Bradley H. Maxim
to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: _____

Notary Public in and for the State of Washington
Residing at _____
My appointment expires: _____

STATE OF Washington)
COUNTY OF _____) SS:

I certify that I know or have satisfactory evidence that Todd Melnick
is/are the person(s) who appeared before
me, and said person(s) acknowledge that he signed this instrument, on oath stated that he
is/are authorized to execute the instrument and acknowledge that as the
Heir of Estate of Bradley H. Maxim
to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: _____

Notary Public in and for the State of Washington
Residing at _____
My appointment expires: _____

☒ STATE OF Washington)
COUNTY OF Whatcom) SS:

I certify that I know or have satisfactory evidence that Thomas G. Maxim
is/are the person(s) who appeared before
me, and said person(s) acknowledge that he signed this instrument, on oath stated that he
is/are authorized to execute the instrument and acknowledge that as the
Heir of Estate of Bradley H. Maxim
to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: December 6, 2018 Evelyn M Turner

Notary Public in and for the State of Washington
Residing at Hyden WA
My appointment expires: May 12, 2021



When recorded return to:

Mr. and Mrs. Jon G Bowman
1004 Commercial Ave #270
Anacortes, WA 98221

Filed for Record at Request of
Curtis, Casteel & Palmer, PLLC
Escrow Number: C1801273SB

Statutory Warranty Deed

THE GRANTOR Tracy Melnick, Todd Melnick, Marcie J. Moore, Thomas G. Maxim and Julie M. Maxim, as their separate estate as heirs of the Estate of Bradley H. Maxim, deceased for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Jon G Bowman and Ann Bowman, husband and wife the following described real estate, situated in the County of Skagit, State of Washington.

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LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF BY EXHIBIT "B"

Dated December 4, 2018

Estate of Bradley H. Maxim

By: Tracy Melnick, Heir

By: Todd Melnick, Heir

By: Marcie J Moore, Heir

By: Thomas G Maxim, Heir

By: Julie M Maxim, Heir

STATE OF Washington }
COUNTY OF _____ } SS:

I certify that I know or have satisfactory evidence that Tracy Melnick
is/are the person(s) who appeared before
me, and said person(s) acknowledge that she signed this instrument, on oath stated that she
is/are authorized to execute the instrument and acknowledge that as the
Heir of Estate of Bradley H. Maxim
to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

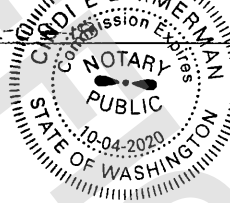
Dated: _____

Notary Public in and for the State of Washington
Residing at _____
My appointment expires: _____

STATE OF Washington }
COUNTY OF Island } SS:

I certify that I know or have satisfactory evidence that Todd Melnick
is/are the person(s) who appeared before
me, and said person(s) acknowledge that he signed this instrument, on oath stated that he
is/are authorized to execute the instrument and acknowledge that as the
Heir of Estate of Bradley H. Maxim
to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 12-12-2018



Cindie Zimmerman
Notary Public in and for the State of Washington
Residing at Oak Harbor
My appointment expires: 10-04-20

STATE OF Washington }
COUNTY OF Washington } SS:

I certify that I know or have satisfactory evidence that Thomas G. Maxim
is/are the person(s) who appeared before
me, and said person(s) acknowledge that he signed this instrument, on oath stated that he
is/are authorized to execute the instrument and acknowledge that as the
Heir of Estate of Bradley H. Maxim
to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: _____

Notary Public in and for the State of Washington
Residing at _____
My appointment expires: _____

Exhibit "A"

The South 1/2 of Lot 4 and the South 1/2 of Lot 11, and all of Lots 5, 6, 7, 8, 9 and 10, all located within Block 40, Plat of Fidalgo City, according to the plat thereof recorded in Volume 2 of Plats, page 113, records of Skagit County, Washington;

TOGETHER WITH those portions of abutting vacated streets and alleyway, as vacated by Agreed Judgment Quieting Title filed November 1, 1991 under Skagit County Superior Court Case No. 91-2-00549-7 and also recorded under Auditor's File No. 9111010074, records of Skagit County, Washington.

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 November 20, 2018

between Jon G Bowman Ann Bowman and/or assigns ("Buyer")
Buyer Buyer
and Bradley Maxim ("Seller")
Seller Seller
concerning 0 Woodland Avenue Anacortes WA 98221 (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.

Authenticated
Jon G Bowman 11/21/2018
Buyer 9:41:36 AM PST Date

Authenticated
Tracy Melnick, Kels, et al. 11/23/2018
Seller 10:11:27 AM PST Date

Authenticated
Ann Bowman and/or assigns 11/21/2018
Buyer 9:43:58 AM PST Date

Seller Date