

When recorded return to:
Christopher Robert Bossom and Samantha Marie
Bossom
7739 Delvan Hill Road
Sedro Woolley, WA 98284



201905310150

05/31/2019 03:33 PM Pages: 1 of 4 Fees: \$102.00
Skagit County Auditor

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620037905

CHICAGO TITLE
620037905

STATUTORY WARRANTY DEED

THE GRANTOR(S) Richard D. Fox and Tonya D. Fox, 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 Christopher Robert Bossom and Samantha Marie Bossom, a
married couple

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

Lot 4, PLAT OF IDA ESTATES, according to the plat thereof recorded in Volume 15 of Plats,
pages 29 and 30, records of Skagit County, Washington.

Situated in Skagit County, Washington

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

Tax Parcel Number(s): P100961 / 4577-000-004-0004

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2019 2099

MAY 31 2019

Amount Paid \$ 5,490.70
Skagit Co. Treasurer
By *man* Deputy

STATUTORY WARRANTY DEED (continued)

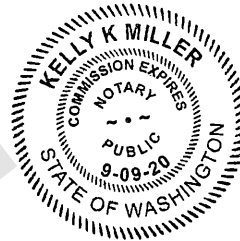
Dated: May 28, 2019

Richard D. Fox by Tonya D. Fox a.i.f.
Richard D. Fox by Tonya D. Fox his
Attorney in Fact
Tonya D. Fox
Tonya D. Fox

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Richard D. Fox and Tonya D. Fox 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: May 29, 2019
Kelly K. Miller
Name: Kelly K. Miller
Notary Public in and for the State of WA
Residing at: Maent Vernon
My appointment expires: 9-9-2020



State of Washington

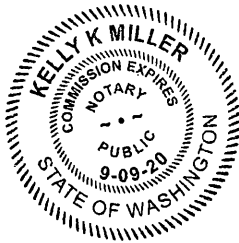
County of Skagit

I certify that I know or have satisfactory evidence that

Tonya D. Fox

(S) 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 Attorney in Fact of Richard D. Fox to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: May 29, 2019



Kelly K. Miller
Name: Kelly K. Miller
Notary Public in and for the State of WA
Residing at: Maent Vernon
My appointment expires: 9-9-2020

EXHIBIT "A"

Exceptions

1. Easement, including the terms and conditions thereof, granted by instrument(s);
 Recorded: January 8, 1992
 Auditor's No(s): 9201080021, records of Skagit County, Washington
 For: Installing and running as well as maintaining a well and water system including but not limited to the drilling of wells and construction of wells and buildings
 Affects: Beginning at the Southwest corner of the Southeast Quarter of the Southeast Quarter of Section 10, Township 35 North, Range 4 East of the Willamette Meridian;
 Thence South 88°52'08" East 30.00 feet to the Southwest corner of Lot 7 of the Plat of Ida Estates;
 Thence North 01°17'05" East 185 feet;
 Thence South 88°52'08" East 100 feet to the center point of 200 foot radius easement for well site pollution control

 Said instrument is a re-recording of instrument (s);
 Recorded: December 5, 1991
 Auditor's File No(s): 9112050058, records of Skagit County, Washington
2. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, 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 IDA ESTATES:

 Recording No: 9203120017
3. Covenants, conditions, restrictions, and easements contained in declaration(s) of restriction, but omitting any covenants or restrictions, if any, 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;
 Recorded: December 5, 1991
 Auditor's No(s): 9112050006, records of Skagit County, Washington
 Executed By: Willard M. Hendrickson and Ida M. Hendrickson
4. Terms and conditions contained in instrument;
 Recorded: December 5, 1991
 Auditor's No.: 9112050007, records of Skagit County, Washington
 For: Preventing contamination of water supply
 Affects: Any portion of said premises lying within 100 feet of well
5. 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.
6. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);
 Recorded: December 5, 1991
 Auditor's No(s): 9112050006, records of Skagit County, Washington
 Imposed By: Willard M. Hendrickson and Ida M. Hendrickson, husband and wife
7. Agreement, including the terms and conditions thereof; entered into;
 By: Willard M. Hendrickson and Ida M. Hendrickson
 And Between: Hayes Drilling
 Recorded: May 16, 2000
 Auditor's No.: 200005160149, records of Skagit County, Washington
 Providing: Well and Water Supply
8. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);
 Recorded: May 16, 2000

EXHIBIT "A"Exceptions
(continued)

- Auditor's No(s): 200005160149, records of Skagit County, Washington
Imposed By: Willard M. Hendrickson and Ida M. Hendrickson, husband and wife
9. Native Growth Protection Area - Critical Area Site Plan including the terms, covenants and provisions thereof
- Recording Date: August 25, 1997
Recording No.: 9708250025
10. Certificate of Water Right, including the terms, covenants and provisions thereof
- Recording Date: December 10, 2018
Recording No.: 201812100085
11. Dues, charges and assessments, if any, levied by levied by document recorded May 16, 2000, under Auditor's File No. 200005160149, records of Skagit County, Washington.
12. City, county or local improvement district assessments, if any.