

When recorded return to:
Nicholas Bokor and Aspen Bokor
3771 Valley Hwy.
Deming, WA 98244



201906280058

06/28/2019 11:38 AM Pages: 1 of 4 Fees: \$102.00
Skagit County Auditor

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

1835 Barkley Boulevard, Suite 105
Bellingham, WA 98226

Escrow No.: 245412720

CHICAGO TITLE

620038746

STATUTORY WARRANTY DEED

THE GRANTOR(S) Ricky Lee Davis, unmarried as his separate estate
for and in consideration of Ten And No/100 Dollars (\$10.00) and other good and valuable
consideration
in hand paid, conveys, and warrants to Nicholas Bokor and Aspen Bokor, a married couple

the following described real estate, situated in the County of Skagit, State of Washington:
Lot 3, "Plat of Birdview Meadows, as per plat recorded in Volume 17 of Plats, Pages 56 through
58, inclusive, Records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

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

Tax Parcel Number(s): P114349, 4730-000-003-0000

Subject to:

Exhibit "A" attached hereto and by this referenced made a part hereof.

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20192622
JUN 28 2019

Amount Paid \$ 2,052.00
Skagit Co. Treasurer
By *man* Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: June 26, 2019

Ricky Lee Davis
Ricky Lee Davis

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Ricky Lee Davis is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: June 28, 2019

Lourea L. Garka
Name: Lourea L. Garka
Notary Public in and for the State of Wa
Residing at: Arlington
My appointment expires: 10/27/2022

NOTARY PUBLIC
STATE OF WASHINGTON
LOUREA L. GARKA
License Number 122836
My Commission Expires 10-27-2022

EXHIBIT "A"

Order No.: 245412720/620038746

Easement, including the terms and conditions thereof, granted by instrument(s);

Recording Date: May 25, 1915
Recording No.: 96744
In favor of: Pacific Northwest Traction Company, a Corporation
For: Electric transmission and/or distribution line

Easement, including the terms and conditions thereof, granted by instrument;

Recording Date: August 3, 1918
Recording No.: 127187
In favor of: Julia Tozer McCuish and Daniel J. McCuish, her husband

Easement, including the terms and conditions thereof, granted by instrument(s);

Recording Date: August 23, 1918
Recording No.: 127185
In favor of: David Tozer
For: Right to construct, maintain and operate logging roads or ways
Affects: Includes other property

Easement, including the terms and conditions thereof, granted by instrument(s);

Recording Date: November 9, 1912
Recording No.: 93678
In favor of: Pacific Northwest Traction Company, a Corporation
For: Electric transmission and/or distribution line

Rights to construct, maintain and operate such logging or other roads or ways over and across a portion of the premises under search in order to permit the owners of adjacent lands to cut and remove timber as reserved in Deeds:

Recording No.: 127185
Recording No.: 127187

Easement Agreement, including the terms and conditions thereof;

Between: Ethel Russell, a single woman, and Wilfred G. Richmyer, a single man
Recorded: May 27, 1998
Recording No.: 9805270108

Agreement, including the terms and conditions thereof;

Between: Wilfred G. Richmyer and Ethel Russell
Recording Date: May 27, 1998
Recording No.: 9805270109
Regarding: Boundary line

EXHIBIT "A"

Order No.: 245412720/620038746

Title notification and the terms and conditions thereof;

Recording Date: April 14, 1999
Recording No.: 9904140055
Providing: Natural Resource Lands

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 BIRDSVIEW MEADOWS:

Recording No: 9903240124

Covenants, conditions, restrictions and easements 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, source of income, gender, gender identity, gender expression, medical condition or genetic information, 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 in the document

Recording Date: March 24, 1999
Recording No.: 9903240125

Any unpaid assessments or charges and liability to further assessments or charges, for which a lien may have arisen (or may arise), all as provided for in instrument set forth above:

Imposed by: Birdsvie Meadows Homeowners Association

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."