

When recorded return to:
Tyler H. Maxwell and Dana J. Oster
5919 Bow Street
Bow, WA 98232

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 2019-3371
Aug 09 2019
Amount Paid \$9172.00
Skagit County Treasurer
By Marilyn Martich Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

1835 Barkley Boulevard, Suite 105
Bellingham, WA 98226

Escrow No.: 245414061

CHICAGO TITLE
620039336

STATUTORY WARRANTY DEED

THE GRANTOR(S) Charma Moreno and Richard Pavillion, wife and husband
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 Tyler H. Maxwell and Dana J. Oster, husband and wife

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

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

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

Ptn. Lts. 6-9, Blk. 1, Browns Add. to Bow

Tax Parcel Number(s): P71277 / 4075-001-009-0001

Subject to: SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

STATUTORY WARRANTY DEED
(continued)

Dated: August 5, 2019

Charma Moreno
Charma Moreno

Richard Pavillon
Richard Pavillion

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Charma Moreno and Richard Pavillion 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: 8-5-19

Keith G. Steinhilber
Name: Keith G. Steinhilber
Notary Public in and for the State of WA
Residing at: Bellingham
My appointment expires: 3-20-23



STATUTORY WARRANTY DEED

(continued)

EXHIBIT "A"

Subject to:

1. Easement, including the terms and conditions thereof, disclosed by instrument:

Recorded: November 8, 1988

Recording No.: 8811080031

In favor of: Don and Shirley Halgren, husband and wife

For: Drainfield

Affects: South 20 feet of said premises

2. Terms, conditions, and restrictions of that instrument entitled Title Notification - Development

Activities On or Adjacent to Designated Natural Resource Lands:

Recorded: December 1, 2005 and May 14, 2007

Recording No.: 200512010143 Recording No.: 200705140182

3. Terms, conditions, and restrictions of that instrument entitled Protected Critical Area Site Plan:

Recorded: July 2, 2007 Recording No.: 200707020116

4. Record of Survey: Recorded: December 26, 2007 Recording No.: 200712260071

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. Any irregularities, reservations, easements or other matters in the proceedings occasioning the abandonment or vacation of the street/road,

7. 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."

8. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.

EXHIBIT "B"

Legal Description

The following described portion of Parcel A lying Southerly of Line C shall be recombined or reaggregated as a single lot of record:

PARCEL A:

Lots 6 to 9, inclusive, Block 1, BROWNS ADDITION TO BOW, according to the plat thereof recorded in

Volume 3 of Plats, page 83, records of Skagit County, Washington;

TOGETHER WITH that portion of vacated River Drive that reverted thereto by operation of law pursuant

to Order of Vacation filed on September 16, 1975, under Commissioners File No. 13750;

EXCEPT that portion of vacated River Drive as delineated on Browns Addition to Bow, according to the plat thereof, recorded in Volume 3 of Plats, page 83, records of Skagit County, Washington, described as follows:

Beginning at the Southwest corner of Lot 9 in said Browns Addition to Bow, also being a point on the East line of Bow Street;

Thence North along said East line of Bow Street for a distance of 8.00 feet;

Thence South 82°31'05" East for a distance of 123.25 feet;

Thence South 69°26'33" East for a distance of 38.32 feet, more or less, to the Easterly line of River Drive and the true point of beginning;

Thence North 27°47'00" East for a distance of 65.16 feet along the Easterly line of vacated River Drive;

Thence North 51°51'56" West for a distance of 11.52 feet;

Thence South 18°13'00" West for a distance of 68.18 feet to the point of beginning;

AND EXCEPT that portion of Lot 9, Block 1, and that portion of vacated River Drive in Browns Addition to Bow, according to the plat thereof, recorded in Volume 3 of Plats, page 83, records of Skagit County, Washington, described as follows:

Beginning at the Southwest corner of Lot 9 also being a point on the East line of Bow Street;

Thence North along said East line of Bow Street for a distance of 8 feet;

Thence South 82°31'05" East, for a distance of 123.25 feet;

Thence South 69°26'33" East for a distance of 38.32 feet, more or less, to the Easterly line of River Drive;

Thence North 73°42'00" West, for a distance of 40.82 feet, more or less, to a point on the Westerly line of vacated River Drive, said point also being the East corner common to Lots 9 and 10 of said Brown's Addition;

Thence West along the common boundary of said Lots 9 and 10 for a distance of 120.00 feet to the point of beginning.

Situated in Skagit County, Washington.

LINE C:

Begin at a point on the Northwesternly line of Lot 6 in Block 1, BROWNS ADDITION TO BOW, according to

the plat thereof, recorded in Volume 3 of Plats, page 83, records of Skagit County, Washington, that lies

on a line parallel with and 16 feet Southwesterly of the Southwesterly line of Lot 5 of said Block, when measured at right angles thereto;

Thence Southeasterly along said parallel line and its Southeasterly extension to a point on the Southeasterly line of vacated River Drive, said point being the terminus of this line description;

ALL OF THE ABOVE TOGETHER WITH that portion of Lots 6 and 7, Brown's Addition to Bow,

EXHIBIT "B"
Legal Description
(continued)

according
to the plat thereof, recorded in Volume 3 of Plats, page 83, records of Skagit County, Washington;
TOGETHER WITH that portion of vacated River Drive that reverted thereto by operation of law
pursuant
to Order of Vacation filed on September 16, 1975, under Commissioners File No. 13750 described as
follows:
Beginning at a point on the Northwestern line of Lot 6 in Block 1, BROWN'S ADDITION TO BOW,
according to the plat thereof, recorded in Volume 3 of Plats, page 83, records of Skagit County,
Washington, that lies on a line parallel with and 16 feet Southwesterly of the Southwesterly line of Lot 5
of
said Block, when measured at right angles thereto;
Thence Southeasterly along said parallel line and its Southeasterly extension for a distance of 191.31
feet
to a point within vacated River Drive;
Thence North 18°13'00" East for a distance of 20.39 feet;
Thence North 57°48'11" West for a distance of 185.36 feet to the point of beginning.
Situated in Skagit County, Washington.