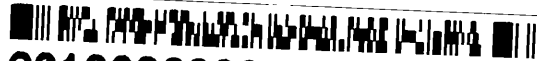


When recorded return to:

Linda Bowden  
1609 39th Street  
Anacortes, WA 98221



201908230069

08/23/2019 12:48 PM Pages: 1 of 2 Fees: \$104.50  
Skagit County Auditor

Filed for Record at Request of  
Curtis, Casteel & Palmer, PLLC  
Escrow Number: C1901100M

Land Title and Escrow

01-173860-0

### Statutory Warranty Deed

THE GRANTOR Frost Family, LLC, A Washington Limited Liability Company for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Linda Bowden, a married woman as her separate estate the following described real estate, situated in the County of Skagit, State of Washington.

Abbreviated Legal:  
Lot 24, Rosewind Subdivision

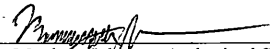
For Full Legal See Attached Exhibit "A"

Subject to: Covenants, conditions and restrictions of record, if any, attached hereto by Exhibit "A"

Tax Parcel Number(s): P115948 / 4737-000-024-0000

Dated August 22, 2019

Frost Family, LLC

  
By: Matthew Johnson, Authorized Signer

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2019-3504  
AUG 23 2019

Amount Paid \$ 16715.40  
Skagit Co. Treasurer  
By MA Deputy

STATE OF Washington }  
COUNTY OF Snohomish } SS:

I certify that I know or have satisfactory evidence that Matthew Johnson

he is/are the person(s) who appeared before

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

is/are authorized to execute the instrument and acknowledge that as the

Authorized Signer of Frost Family, LLC

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

Dated: 8-22-2019 

Notary Public in and for the State of Washington

Residing at Leche Street

My appointment expires: 12-17-2020



**EXHIBIT A**

Lot 24, "PLAT OF ROSEWIND SUBDIVISION," as per plat recorded on September 30, 1999, under Auditor's File No. 199909300131, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

**SUBJECT TO:**

Municipal assessments and impact fees, if any, levied by the City of Anacortes.

Assessments, if any, due and owing Rosewind Owners Association.

**A. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:**

Grantee: Puget Sound Energy, Inc., a Washington Corporation  
Purpose: The right to construct, operate, maintain, repair, replace, improve, remove, enlarge and use the easement area for one or more utility systems for purposes of transmission, distribution and sale of electricity.  
Area Affected: Said premises, the exact location and extent of said easement is undisclosed of record  
Recorded: August 9, 1957  
Auditor's No.: 554700

**B. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:**

Grantee: Cascade Natural Gas Corporation  
Purpose: A pipeline or pipelines for the transportation of oil, gas and the products thereof  
Area Affected: Exact location not described  
Dated: October 16, 1967  
Recorded: October 19, 1967  
Auditor's No.: 705887

**C. COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, NOTES, DEDICATIONS, PROVISIONS AND SURVEY MATTERS AS DESCRIBED AND/OR DELINEATED ON THE FACE OF SAID PLAT OR SHORT PLAT:**

Plat/Short Plat: Plat of Rosewind Subdivision  
Recorded: September 30, 1999  
Auditor's No.: 199909300131

**D. COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS AND RESERVATIONS CONTAINED IN DECLARATION:**

Executed By: Gary D. McCormick, et ux, et al  
Recorded: February 2, 2000  
Auditor's No.: 200002020090

**AMENDMENT TO COVENANTS:**

Executed By: Gary D. McCormick, et ux, et al  
Recorded: October 6, 2000  
Auditor's No.: 200010060079