

**When recorded return to:**  
Nicole M. Petersen and Monte R. Petersen  
528 F & S Grade Rd  
Sedro Woolley, WA 98284

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
Affidavit No. 2019-3928  
Sep 10 2019  
Amount Paid \$3547.20  
Skagit County Treasurer  
By Bridget Ibarra Deputy

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620038898

**CHICAGO TITLE**  
620038898

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) James R. Spady, Trustee of the R. J. Spady Marital Trust dated January 10, 2016  
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration  
in hand paid, conveys, and warrants to Nicole M. Petersen and Monte R. Petersen, a married couple

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

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

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

Lot(s): 4 SKAGIT COUNTY SHORT PLAT NO. 94-21

NW 30-36-4 (Md)

Tax Parcel Number(s): P107216 / 360430-0-001-0201

Subject to:

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

**STATUTORY WARRANTY DEED**  
(continued)

Dated: August 30, 2019

The R. J. Spady Marital Trust dated January 10, 2016

BY: [Signature]  
James R. Spady  
Trustee

State of WASHINGTON  
County of King

I certify that I know or have satisfactory evidence that James R. Spady is the person who appeared before me, and said person acknowledged that he/she signed this instrument, on oath stated that he/she was authorized to execute the instrument and acknowledged it as Trustee of the R. J. Spady Marital Trust dated January 10, 2016 to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 9/6/19

[Signature]  
Name: JILL BURDETTE  
Notary Public in and for the State of WASHINGTON  
Residing at: Belleve, WA  
My appointment expires: 06/29/22



**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P107216 / 360430-0-001-0201**

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Lot 4, SKAGIT COUNTY SHORT PLAT NO. 94-021, approved January 11, 1995, and recorded January 17, 1995, in Volume 11 of Short Plats, page 167, under Auditor's File No. 9501170109, records of Skagit County, Washington; being a portion of the Northwest Quarter of Section 30, Township 36 North, Range 4 East of the Willamette Meridian, and the Southwest Quarter of Section 19, Township 36 North, Range 4 East of the Willamette Meridian, and the Northeast Quarter of the Northeast Quarter of Section 25, Township 36 North, Range 3 East of the Willamette Meridian, and the Southeast Quarter of Section 24, Township 36 North, Range 3 East of the Willamette Meridian.

Situated in Skagit County, Washington.

**EXHIBIT "B"**  
Exceptions

1. 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 Short Plat No. 94- 021:

Recording No: 9501170109

2. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Bloedel Donovan Timber Company, a Washington corporation  
Purpose: Road  
Recording Date: June 28, 1943  
Recording No.: 367853  
Affects: Not disclosed

3. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Trans Mountain Oil Pipe Line Corporation  
Purpose: Right to construct, maintain pipeline or lines, etc.  
Recording Date: September 10, 1954  
Recording No.: 506570  
Affects: Not disclosed

4. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Trans Mountain Oil Pipe Line Corp.  
Purpose: Oil pipeline  
Recording Date: April 28, 1955  
Recording No.: 517040  
Affects: Not disclosed

5. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Trans Mountain Oil Pipe Line Corporation  
Purpose: Oil pipeline  
Recording Date: September 16, 1954  
Recording No.: 506567  
Affects: Not disclosed

**EXHIBIT "B"**  
Exceptions  
(continued)

6. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Purpose: Electric transmission and/or distribution line  
Recording Date: October 29, 1990  
Recording No.: 9010290107  
Affects: The South 60 feet of the Northeast Quarter of the Northeast Quarter in  
Section 25, Township 36 North, Range 3 East of the Willamette  
Meridian

Said instrument is a re-recording of instrument;

Recording Date: October 1, 1990  
Recording No.: 9010010095

7. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Puget Sound Power and Light Company  
Purpose: Electric transmission and/or distribution line, together with necessary  
appurtenances  
Recording Date: September 11, 1990  
Recording No.: 9009110024  
Affects: Not disclosed

8. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Dennis Hamilton and Patricia Hamilton, husband and wife  
Purpose: Ingress, egress and utilities  
Recording Date: April 20, 1994  
Recording No.: 9404200069  
Affects: A 60 foot strip beginning at the Southwest corner of said short plat and  
running in an Easterly and Northerly direction

AMENDED by instrument

Recording Date: November 7, 1994  
Recording No.: 9411070071

9. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Toni Hamilton and Denny Hamilton; and Wade Dann and Leslie Dann  
Purpose: Enjoyment of Bow Hill Lake

**EXHIBIT "B"**  
Exceptions  
(continued)

Recording Date: April 20, 1994  
Recording No.: 9404200070  
Affects: Bow Hill Lake and access road serving said short plat

AMENDED by instrument:

Recording Date: April 22, 1999  
Recording No.: 9904220154

10. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
- Granted to: Wade R. Dann and Leslie A. Dann, husband and wife  
Purpose: ingress, egress, and utilities  
Recording Date: November 7, 1994  
Recording No.: 9411070070  
Affects: The South 60 feet of the North Half of the Northeast Quarter of Section 25, Township 36 North, Range 3 East of the Willamette Meridian
11. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
- Granted to: Dennis Hamilton and Patricia Hamilton, husband and wife  
Purpose: ingress, egress and utilities  
Recording Date: November 7, 1994  
Recording No.: 9411070071  
Affects: A 60 foot strip
12. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
- Granted to: Wade R. Dann and Leslie A. Dann, husband and wife  
Purpose: Ingress, egress and utilities  
Recording Date: November 7, 1994  
Recording No.: 9411070072  
Affects: South 40 feet of Gov. Lot 1
- NOTE: Said instrument amends that easement recorded on April 20, 1994, under Auditor's File No. 9404200069, records of Skagit County, Washington.
13. Relinquishment of all existing, future, or potential easements for access, light, view, and air and of all rights of ingress, egress and regress to, from, and between said premises and the highway (or highways) constructed on lands conveyed by Deed to the State of Washington

**EXHIBIT "B"**  
Exceptions  
(continued)

Recording Date: January 8, 1979  
Recording No.: 894385

14. Relinquishment of all existing, future, or potential easements for access, light, view, and air and of all rights of ingress, egress and regress to, from, and between said premises and the highway (or highways) constructed on lands conveyed by Deed to the State of Washington

Recording Date: November 26, 1958  
Recording No.: 573372

15. Agreement, including the terms and conditions thereof; entered into;

Recording Date: April 20, 1994  
Recording No.: 9404200070

16. Agreement, including the terms and conditions thereof; entered into;

Recording Date: May 9, 1994  
Recording No.: 9405090067

17. Agreement, including the terms and conditions thereof; entered into;

Recording Date: March 1, 1995  
Recording No.: 9503010033

18. 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.

19. Terms and conditions of that Variance No. PT-96-0346;

Recording Date: April 11, 1997  
Recording No.: 9704110016

20. Terms and conditions of that Variance No. VA97-0052;

Recording Date: April 11, 1997  
Recording No.: 9704110017

21. Terms, conditions and restrictions of that agreement filed in Skagit County Superior Court;

Filed: April 23, 1999  
Cause No.: 98-2-00320-3

**EXHIBIT "B"**  
Exceptions  
(continued)

22. Covenants, conditions and restrictions 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: June 16, 2000  
Recording No.: 200006160105
23. Terms and Condition of Protected Critical Area Site Plan;
- Recording Date: July 21, 2000  
Recording No.: 200007210030
24. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
- Granted to: C.F. SKIS, INC., A Washington corporation  
Purpose: Access to and full use and enjoyment of Bow Hill Lake  
Recording Date: May 8, 2000  
Recording No.: 200009290084  
Affects: Said premises, the exact location and extent of said easement is undisclosed of record.
25. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
- Granted to: Puget Sound Energy, Inc.  
Purpose: Utility Systems  
Recording Date: June 15, 2017  
Recording No.: 201706150053  
Affects: As now Constructed, to be Constructed, Extended or Relocated
26. Declaration of Covenants, Conditions, Reservations and Restrictions of Bow Lake Estates
- Recording Date: June 27, 2017  
Recording No.: 201706270016
27. City, county or local improvement district assessments, if any.