

When recorded return to:
George Fuller, Jr. and Kerri Fuller
5525 189th St SE
Bothell, WA 98012

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620040564

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2019-5180

Nov 27 2019

Amount Paid \$12554.00
Skagit County Treasurer
By Marissa Guerrero Deputy

CHICAGO TITLE
620040564

STATUTORY WARRANTY DEED

THE GRANTOR(S) John R. Bobko and Diane M. Bobko, as Trustees of the Bobko Family Trust, dated July 26, 2001

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to George Fuller, Jr. and Kerri Fuller, husband and wife

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 5, RED TAIL FLATS, PL03-0016

Tax Parcel Number(s): P121878 / 4840-000-005-0000

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: November 14, 2019

John R. Bobko and Diane M. Bobko, as Trustees of the Bobko Family Trust, dated July 26, 2001

BY: John R. Bobko, Trustee
John R. Bobko

BY: Diane M. Bobko, Trustee
Diane M. Bobko

State of Washington
County of Skagit

I certify that I know or have satisfactory evidence that John R Bobko and
Diane M Bobko
is/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 Trustees of ~~Trustees~~ of the Bobko Family Trust, dated July 26, 2001 to be the
free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: November, 25, 2019



Martin E. Lehr
Name: Martin E. Lehr
Notary Public in and for the State of WA
Residing at: La Conner
My appointment expires: 2-9-23

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P121878 / 4840-000-005-0000

LOT 5, RED TAIL FLATS, PL03-0016, RECORDED AUGUST 9, 2004, UNDER AUDITOR'S FILE NO. 200408090156, RECORDS OF SKAGIT COUNTY, WASHINGTON.

TOGETHER WITH AN EASEMENT FOR INGRESS, EGRESS AND UTILITIES, OVER AND ACROSS THE SOUTH 20 FEET OF LOT.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"

Exceptions

1. Terms, conditions, and restrictions of that instrument entitled Recommendation on Preliminary Plat of Red Tail Flats PT 03 0016;
Recorded: July 23, 2003
Auditor's No(s): 200307230023, records of Skagit County, Washington

2. 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: August 9, 2004
Recording No.: 200408090157

3. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: August 9, 2004
Auditor's No(s): 200408090158, records of Skagit County, Washington
In favor of: Port of Skagit County
For: Avigation

4. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: August 9, 2004
Auditor's No(s): 200408090159, records of Skagit County, Washington
In favor of: Skagit County
For: Protected Critical Area

5. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: August 9, 2004
Auditor's No(s): 200403080171, records of Skagit County, Washington
In favor of: Puget Sound Energy, Inc.
For: Electric transmission and/or distribution line, together with necessary appurtenances

Note: Exact location and extent of easement is undisclosed of record.

6. Aerobic Treatment Unit Service Agreement

Recording Date: November 28, 2005
Recording No.: 200511280059

7. 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,

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

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 Red Tail Flats Plat No. PL03-0016:
 Recording No: 200408090156
 Plat Amendment to Red Tail Flats Plat No. PL05-0361 recorded under Recording No. 200604250069.

8. Plat Lot of Record Certification

Recording Date: August 25, 2005
 Recording No.: 200508250084

9. Plat Lot of Record Certification

Recording Date: April 25, 2006
 Recording No.: 200604250070

10. 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."

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

12. City, county or local improvement district assessments, if any.