

**When recorded return to:**  
Bonnie J. Bowman  
1500 East College way, #A  
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 2019-5297  
Dec 06 2019  
Amount Paid \$6430.80  
Skagit County Treasurer  
By Marissa Guerrero Deputy

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620040706

**CHICAGO TITLE**  
620040706

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Tabitha A. Squires and Andrew M. Squires, a married couple  
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration  
in hand paid, conveys, and warrants to Bonnie J. Bowman, an unmarried person

the following described real estate, situated in the County of Skagit, State of Washington:  
Lot 8, PLAT OF EASTMONT, according to the plat thereof, recorded in Volume 15 of Plats, pages  
199 through 201, records of Skagit County, Washington.

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



Tax Parcel Number(s): P106551 / 4637-000-008-0007

Subject to:

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

**STATUTORY WARRANTY DEED**  
(continued)

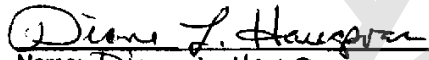
Dated: December 2, 2019

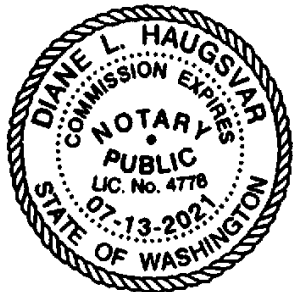
  
\_\_\_\_\_  
Tabitha A. Squires  
  
\_\_\_\_\_  
Andrew M. Squires

State of WASHINGTON  
County of ~~SKAGIT~~ King

I certify that I know or have satisfactory evidence that Tabitha A. Squires and Andrew M. Squires 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: 12-05-2019

  
\_\_\_\_\_  
Name: Diane L. Haugsvaer  
Notary Public in and for the State of WA  
Residing at: Seattle, WA  
My appointment expires: 07-13-2021



**EXHIBIT "A"**  
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 PLAT OF EASTMONT:  
  
Recording No: 9410110061
2. City of Mount Vernon Ordinance including the terms, covenants and provisions thereof  
  
Recording Date: July 18, 1990  
Recording No.: 9007180053
3. 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: October 27, 1994  
Recording No.: 9410270072
4. Assessments or Charges and Liability to further assessments or charges, including the terms, covenants and provisions thereof  
  
Recording Date: October 27, 1994  
Recording No.: 9410270073
5. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
6. Assessments, if any, levied by Mount Vernon.
7. City, county or local improvement district assessments, if any.

Form 22P  
Skagit Right-to-Manage Disclosure  
Rev. 10/14  
Page 1 of 1

**SKAGIT COUNTY  
RIGHT-TO-MANAGE  
NATURAL RESOURCE LANDS DISCLOSURE**

©Copyright 2014  
Northwest Multiple Listing Service  
ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated November 06, 2019  
between Bonnie J Bowman ("Buyer")  
Buyer Tabitha A Squires and Andrew M Squires ("Seller")  
Seller Seller  
concerning 221 S 28th Street Mount Vernon WA 98274 (the "Property")  
Address City State Zip

Buyer is aware that 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.

Seller and Buyer authorize and direct the Closing Agent to record this Disclosure with the County Auditor's office in conjunction with the deed conveying the Property.

Authentication  
Bonnie J Bowman 11/06/2019  
Buyer 11:26:02 AM PST Date  
Buyer Date

Authentication  
Andrew M Squires 11/06/2019  
Seller 10:31:52 PM PST Date  
Seller Date