



201912310109

12/31/2019 02:03 PM Pages: 1 of 5 Fees: \$107.50  
Skagit County Auditor

When recorded return to:

Cheryl A. Hendrickson, Trustee of Gary W. Hendrickson Washington State Marital Trust dated April 1, 2019  
3635 South Salida Del Sol Avenue  
Yuma, AZ 85365

**STATUTORY WARRANTY DEED**

19-3868  
GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR(S) Ethan Boehm, as his separate estate, 2205 G Ave, Anacortes, WA 98221, and  
Alexandara Boehm, wife of Ethan Boehm, as to any and all interest  
for and in consideration of ten dollars and other valuable consideration

in hand paid, conveys, and warrants to Cheryl A. Hendrickson, Trustee of Gary W. Hendrickson Washington  
State Marital Trust, as established by King County Probate Cause No. 18-4-03656-6SEA

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


FOR PROPERTY DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART  
HEREOF.


Abbreviated legal description: Property 1:  
Lot 13, PLAT OF SUMMER MEADOWS

This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may  
appear in the public record, including those shown on any recorded plat or survey as described in Exhibit "B"  
attached hereto

Tax Parcel Number(s): P106996 & 4630-000-013-0002

Dated: 12/26/19

  
Ethan Boehm

  
Alexandara Boehm

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
2019-5667  
DEC 31 2019

Amount Paid \$ 6,399.21  
Skagit Co. Treasurer  
By  Deputy

Statutory Warranty Deed  
LPB 10-05

Order No.: 19-3868-KH

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STATE OF WASHINGTON  
COUNTY OF SKAGIT

I certify that I know or have satisfactory evidence that Ethan Boehm is the person who appeared before me, and said person acknowledged that he/she signed this instrument and acknowledged it to be his/her free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: 26 day of December, 2019

Eleanor Romero  
Signature

Notary  
Title

My appointment expires: 6/23/2021



STATE OF WASHINGTON  
COUNTY OF SKAGIT

I certify that I know or have satisfactory evidence that Alexandra Boehm is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: 27<sup>th</sup> day of December, 2019

*Naum Silver*  
Signature

Notary  
Title

My appointment expires:

07-03-2023



**EXHIBIT A**  
**LEGAL DESCRIPTION**

Property Address: 949 Summer Meadows Court, Sedro-Woolley, WA 98284  
Tax Parcel Number(s): P106996 & 4630-000-013-0002

**Property Description:**

Lot 13, "PLAT OF SUMMER MEADOWS," as per plat recorded in Volume 15 of Plats, pages 176 through 178, inclusive, records of Skagit County, Washington.

Situate in the City of Sedro Woolley, Count of Skagit, State of Washington.

**EXHIBIT B**

19-3868-KH

**1. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, GRANTED BY INSTRUMENT:**

In Favor Of: Puget Sound Power &amp; Light Company

Recorded: February 1, 1994

Auditor's No: 9402010068

Purpose: Electric transmission and/or distribution line, together with necessary appurtenances

Affects: All roads and the exterior 10 feet of said lots and tracts being parallel and coincident with boundaries of streets and rights-of-way

**2. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES AND ENCROACHMENTS, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:**

Name: Plat of Summer Meadows

Recorded: July 13, 1994

Auditor's No: 9407130077

The company calls attention to provisions contained in Washington Uniform Common Interest Ownership Act, Senate Bill 6175 providing that Plats recorded after July 1, 2018, and older Plats that have opted in, that meet the requirements under Senate Bill 6175 will require delivery to the Proposed Purchaser of either a "Public Offering Statement" or "Resale Certificate".

**3. COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN DECLARATION OF RESTRICTIONS:**

Recorded: July 15, 1994

Auditor's No: 9407150146

Executed by: Cornerstone Court Joint Venture

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED BY THE FOLLOWING:

Recorded: June 6, 1995

Auditor's No.: 9506060018

**4. ASSESSMENT OR CHARGES AND LIABILITY TO FURTHER ASSESSMENTS OR CHARGES, INCLUDING THE TERMS, COVENANTS AND PROVISIONS THEREOF, DISCLOSED IN INSTRUMENT:**

Recorded: July 15, 1994

Auditor's No.: 9407150146

Imposed By: Cornerstone Court, Joint Venture

Statutory Warranty Deed  
LPB 10-05

Order No.: 19-3868-KH

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