

When recorded return to:
Joseph J. Boyce
22394 Nita Lane
Sedro Woolley, WA 98284

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 2020-1208
Apr 02 2020
Amount Paid \$7381.00
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.: 620041773

CHICAGO TITLE
620041773

STATUTORY WARRANTY DEED

THE GRANTOR(S) Mary Alice Brown, an unmarried person

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Joseph J. Boyce, an unmarried man

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

Lot 1, SKAGIT COUNTY SHORT PLAT NO. SP97-0031, recorded under Auditor's File No.
200203120169, records of Skagit County, Washington, in Volume 15 of Short Plats, page 660, and
being a portion of the Northeast Quarter of the Northwest Quarter and the Southeast Quarter of the
Northwest Quarter of Section 35, Township 36 North, Range 4 East of the Willamette Meridian.

Situate in Skagit County, State of Washington.

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

Tax Parcel Number(s): P119082/ 360435-2-007-0100

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: March 27, 2020

Mary Alice Brown by Susan E. Thompson POA
Mary Alice Brown, by Susan E. Thompson, her attorney in fact

State of Washington
County of Skagit

I certify that I know or have satisfactory evidence that Susan E. Thompson is the person(s) who appeared before me, and said person acknowledged that she signed this instrument, on oath stated that she was authorized to execute the instrument and acknowledged it as the Power of Attorney of Mary Alice Brown to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 3-31-2020

Andrea J. Martin
Name: ANDREA J. MARTIN
Notary Public in and for the State of Washington
Residing at: Burlington
My appointment expires: 10-10-2023

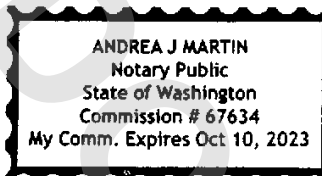


EXHIBIT "A"
Exceptions

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 Short Plat No. SP97-0031:

Recording No: 200203120169

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

Purpose: Ingress and egress from county roads
Recording Date: March 9, 1971
Recording No.: 749555
Affects: Portion of said premises

3. 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: October 29, 2019
Recording No.: 201910290110
Affects: Portion of said premises

4. 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: October 29, 2019
Recording No.: 201910290111
Affects: Portion of said premises

5. Non-Exclusive Easement and Maintenance Declaration:

Recording Date: March 12, 2002
Recording No.: 200203120170

6. Protected Critical Area Agreement:

Recording Date: March 12, 2002
Recording No.: 200203120171

EXHIBIT "A"Exceptions
(continued)

7. Notice of Removal of Current use Classification:

Recording Date: April 24, 2002
Recording No.: 200204240079

8. Notice of Removal of Current use Classification:

Recording Date: December 12, 2002
Recording No.: 200212120118

9. Notice of Removal of Current use Classification:

Recording Date: December 12, 2002
Recording No.: 200212120119

10. Low Flow Mitigation Summary:

Recording Date: May 23, 2003
Recording No.: 200305230056

11. Title Notification, and the terms and conditions thereof:

Recording Date: September 16, 2003
Recording No.: 200309160087

12. 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.

13. 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

EXHIBIT "A"**Exceptions
(continued)**

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."

14. City, county or local improvement district assessments, if any.
15. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.