

**When recorded return to:**  
Cody Slagg and Erin Slagg  
15912 Bow Hill Road  
Bow, WA 98232

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 2020-1768

May 21 2020

Amount Paid \$15580.00

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.: 620042202

**CHICAGO TITLE**  
**620042202**

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Cavin Philbin and Misty Philbin, husband and wife

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration  
in hand paid, conveys, and warrants to Cody Slagg and Erin Slagg, 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.)

ptn. G.L. 1, 3-35-3E, W.M.

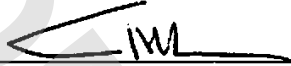

Tax Parcel Number(s): P131371 / 350303-0-001-1002, P33715 / 350303-0-001-0002

Subject to:

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

**STATUTORY WARRANTY DEED**  
(continued)

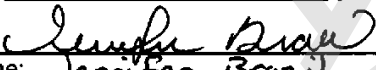
Dated: May 15, 2020

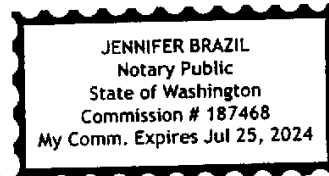
  
Cavin Philbin  
  
Misty Philbin

State of WASHINGTON  
County of SKAGIT

I certify that I know or have satisfactory evidence that Cavin Philbin and Misty Philbin 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: 5-18-2020

  
Name: Jennifer Brazil  
Notary Public in and for the State of WA  
Residing at: Skagit County  
My appointment expires: 7-25-2024



**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P131371 / 350303-0-001-1002 and P33715 / 350303-0-001-0002**

That portion of Government Lot 1 in Section 3, Township 35 North, Range 3 East, W.M., lying North of the North Samish River and South of the County road,

EXCEPT roads,

EXCEPT that portion lying within a tract conveyed to George Allen by deed recorded July 18, 1882 in Volume 3 of Deeds, page 240,

AND EXCEPT the following described tract:

Beginning at the Northeast corner of said Lot 1;  
thence West 52 feet, more or less, to the Bow County Road;  
thence Southwest along the Bow County Road 160 feet;  
thence Southeast perpendicular to Bow County Road 40 feet, more or less, to the North Samish River;  
thence Northeast along the North Samish River to Worline County Road;  
thence North along Worline County Road to the North line of said Lot 1 and the point of beginning.

Situate in the County of Skagit, State of Washington.

**EXHIBIT "B"**  
Exceptions

1. Lot Certification including the terms, covenants and provisions thereof  
Recording Date: February 28, 2011  
Recording No.: 201102280189
2. Title Notification Permit No. BP11-0195 including the terms, covenants and provisions thereof  
Recording Date: May 31, 2011  
Recording No.: 201105310164
3. Title Notification including the terms, covenants and provisions thereof  
Recording Date: June 3, 2011  
Recording No.: 201106030077
4. Protected Critical Area Site Plan and/or Easement, including the terms, covenants and provisions thereof  
Recording Date: June 3, 2011  
Recording No.: 201106030078
5. 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.
6. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
7. City, county or local improvement district assessments, if any.
8. Any unrecorded leaseholds, right of vendors and holders of security interests on personal property installed upon the Land and rights of tenants to remove trade fixtures at the expiration of the terms.

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

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

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Northwest Multiple Listing Service  
ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated April 08, 2020  
between Cody Slagg Erin Slagg ("Buyer")  
Buyer Buyer  
and Cavin Philbin Misty Philbin ("Seller")  
Seller Seller  
concerning 15912 Bow Hill Road Bow WA 98232 (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.

Authenticat  
Cody Slagg 04/08/2020  
Buyer 4/8/2020 15:14 PM PDT Date

Authenticat  
Cavin Philbin 04/09/2020  
Seller 4/9/2020 10:41 PM PDT Date

Authenticat  
Erin Slagg 04/08/2020  
Buyer 4/8/2020 15:39 PM PDT Date

Authenticat  
Misty Philbin 04/09/2020  
Seller 4/9/2020 6:32:01 PM PDT Date