

When recorded return to:

Corey Cowley and Brenda Cowley  
PO Box 505  
Sedro Woolley, WA 98284-0505

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
Affidavit No. 2020-3491  
Sep 02 2020  
Amount Paid \$12010.00  
Skagit County Treasurer  
By Marissa Guerrero Deputy

**STATUTORY WARRANTY DEED**

GNW 20-6691

THE GRANTOR(S) Jody C. Boeringa, as his separate estate, 2729 Lake Whatcom Blvd., Bellingham, WA 98229,

for and in consideration of ten dollars and other valuable consideration

in hand paid, conveys, and warrants to Corey Cowley and Brenda Cowley, a married couple

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:  
Section 17, Township 36 North, Range 4 East - Ptn. SE (aka Lot A, SP 91-1)

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): P99017

Dated: 9/1/2020

Jody C. Boeringa

STATE OF WASHINGTON  
COUNTY OF SKAGIT

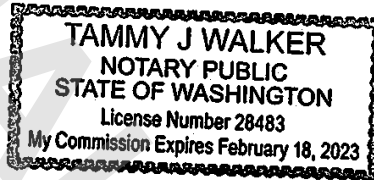
I certify that I know or have satisfactory evidence that Jody C. Boeringa is the person who appeared before me, and said person acknowledged that he/she signed this instrument and acknowledged it to be his/her free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: 1<sup>st</sup> day of September, 2020

*Tammy J Walker*  
Signature

Notary  
Title

My appointment expires: 2/18/23



**EXHIBIT A  
LEGAL DESCRIPTION**

Property Address: 2722 Butler Creek Road, Sedro-Woolley, WA 98284  
Tax Parcel Number(s): P99017

**Property Description:**

Lot A, SKAGIT COUNTY SHORT PLAT NO. 91-1, approved April 9, 1991, and recorded April 11, 1991, in Volume 9 of Short Plats, page 344, under Auditor's File No. 9104110047, records of Skagit County, Washington; being a portion of the North Half of the Southeast Quarter of Section 17, township 36 North, Range 4 East of the Willamette Meridian.

Situated in Skagit County, Washington.

Order No.: 20-6691-KH

Statutory Warranty Deed  
LPB 10-05

Page 3 of 4

**EXHIBIT B**

20-6691-KH

1. 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 named Short Plat No. 91-1 recorded April 11, 1991 as Auditor's File No. 9104110047.

2. Reservations, provisions and/or exceptions contained in instrument executed by Ronald Walden and Lana Walden, husband and wife, recorded June 1, 1995 as Auditor's File No. 9506010041.

3. Regulatory notice/agreement disclosed in Deed, regarding areas to protect and encourage agriculture and forestry operations that may include covenants, conditions and restrictions affecting the subject property, recorded December 29, 2006 as Auditor's File No. 200612290086.

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice. Said notice/agreement may pertain to governmental regulations for building or land use. Said matters are not a matter of title insurance. If such non-title insurance matters are shown, they are shown as a courtesy only, without the expectation that all such matters have been shown.

4. 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 named Survey in the North 1/2 of the SE 1/4 of Section 17, TWP 36N, RGE 4 East, W. M. recorded December 13, 2012 as Auditor's File No. 201212130107.

5. Deed of trust, including the terms and conditions thereof in the amount of \$300,000.00 made by Jody C. Boeringa, as his separate estate to Washington Services Inc. as trustee and Washington Federal Bank, National Association, as beneficiary, recorded January 8, 2020, as Auditor's File No. 202001080055.

6. Unrecorded leaseholds, if any, and rights of parties in possession, if any.

7. General Taxes for the year 2020 in the amount of \$4,131.19, have been paid in full for Tax Account No. P99017 / 360417-4-004-0300.

Statutory Warranty Deed  
LPB 10-05

Order No.: 20-6691-KH

Page 4 of 4