

**When recorded return to:**  
Kelly Bouwman and Travis Lane Bouwman  
11273 Morford Road  
Sedro Woolley, WA 98284

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 2020-3775

Sep 21 2020

Amount Paid \$7925.00

Skagit County Treasurer

By Heather Beauvais Deputy

Filed for record at the request of:



**CHICAGO TITLE**

COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620043345

**CHICAGO TITLE**  
620043345

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Eduard Ivanovich Natekin and Lyobov Natekin, his spouse on May 26, 2011, date of acquiring title, and all times since

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Travis Bouwman and Kelly Bouwman , a married couple

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

LOT 4, "DOUBLE CREEK SHORT C. A. R. D. PLO9-0401", AS PER PLAT RECORDED MAY 25, 2011 AS AUDITOR'S FILE NO. 201105250109, BEING A PORTION OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 35 NORTH, RANGE 5 EAST, W.M.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

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

Tax Parcel Number(s): P40512 / 350532-3-002-0008

Subject to:

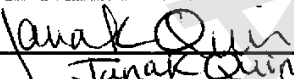
SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

**STATUTORY WARRANTY DEED**  
(continued)

Dated: September 14, 2020

  
\_\_\_\_\_  
Eduard Ivanovich Natekin  
\_\_\_\_\_  
Lyobov NatekinState of WASHINGTON  
County of SKAGIT

I certify that I know or have satisfactory evidence that Eduard Ivanovich Natekin and Lyobov Natekin 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: September 16 2020  
\_\_\_\_\_  
Name: Jana K Quinn  
Notary Public in and for the State of Washington  
Residing at: Arlington  
My appointment expires: 06/29/2023

**EXHIBIT "A"**  
**Exceptions**

1. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
  
Granted to: The Skagit Improvement Co.  
Purpose: Water main  
Recording Date: March 17, 1920  
Recording No.: 140125
2. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
  
Granted to: The United States of America  
Purpose: Electric transmission and/or distribution line  
Recording Date: August 23, 1946  
Recording No.: 395261
3. Lot Certificate, including the terms, covenants and provisions thereof  
  
Recording Date: October 19, 2009  
Recording No.: 200910190003  
  
Recording Date: May 25, 2011  
Recording No.: 201105250110
4. Protected Critical Area Site Plan and /or Easement, including the terms, covenants and provisions thereof  
  
Recording Date: May 25, 2011  
Recording No.: 201105250111
5. 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 Skagit County Short Card No. PL09-0401:  
  
Recording No: 201105250109
6. Title Notification, including the terms, covenants and provisions thereof  
  
Recording Date: August 6, 2012  
Recording No.: 201208060020

**EXHIBIT "A"**

**Exceptions  
(continued)**

7. Declaration Regarding Accessory Dwelling Unit, including the terms, covenants and provisions thereof  
Recording Date: August 6, 2012  
Recording No.: 201208060021
8. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
9. City, county or local improvement district assessments, if any.
10. Note: Manufactured Home Title Elimination Application recorded under Recording No. 201308280077 recites that a manufactured (mobile) home is, or is being affixed to the Land.

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 June 22, 2020  
between Kelly Bouwman Travis Bouwman ("Buyer")  
Buyer Buyer  
and Eduard Natekin ("Seller")  
Seller Seller  
concerning 11273 Morford Road Sedro Woolley WA 98284 (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.

Kelly Bouwman 06/22/2020  
Buyer 2:32:25 PM PDT Date

[Signature]  
Seller Date

Travis Bouwman 06/22/2020  
Buyer 2:50:00 PM PDT Date

[Signature]  
Seller Date