

**When recorded return to:**

Linda L. Boice  
Donald C. Boice and Linda L. Boice, Trustees of  
the Donald C. Boice and Linda L. Boice Revocable  
Trust dated July 19,1999  
1927 Silver Loop  
Mount Vernon, WA 98274

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 2020-4675

Nov 05 2020

Amount Paid \$7605.00

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.: 620044118

**CHICAGO TITLE**

620044118

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Donna R. McKee, aka Donna Rene Eubanks, Personal Representative of the Estate of Everett Earl McKee and Donna R. McKee, an unmarried woman

for and in consideration of  
in hand paid, conveys, and warrants to Donald C. Boice and Linda L. Boice, Trustees of the Donald C. Boice and Linda L. Boice Revocable Trust dated July 19,1999

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

LOT 17, PLAT OF BIG FIR SOUTH, P.U.D. NO. LU-06-089, RECORDED MAY 29, 2014, UNDER AUDITOR'S FILE NO. 201405290037, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

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

Tax Parcel Number(s): P131969 / 6019-000-000-0017

Subject to:

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

**STATUTORY WARRANTY DEED**  
(continued)

Dated: October 19, 2020

Donna R. McKee, aka Donna Rene Eubanks, Personal Representative of the Estate of Everett Earl McKee

BY: Donna R. McKee  
Donna R. McKee  
Personal Representative

Donna R. McKee  
Donna R. McKee

State of WASHINGTON  
County of SKAGIT

I certify that I know or have satisfactory evidence that Donna R. McKee is the person who appeared before me, and said person acknowledged that he/she signed this instrument, on oath stated that he/she was authorized to execute the instrument and acknowledged it as Personal Representative of Donna R. McKee, aka Donna Rene Eubanks, Personal Representative of the Estate of Everett Earl McKee to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: October 26, 2020

Lourea L. Garka  
Name: Lourea L. Garka  
Notary Public in and for the State of WA  
Residing at: Ardenmore  
My appointment expires: 10/27/2022

NOTARY PUBLIC  
STATE OF WASHINGTON  
LOUREA L. GARKA  
License Number 122836  
My Commission Expires 10-27-2022

State of WASHINGTON  
County of SKAGIT

I certify that I know or have satisfactory evidence that Donna R. McKee 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 this instrument.

Dated: October 26, 2020

Lourea L. Garka  
Name: Lourea L. Garka  
Notary Public in and for the State of WA  
Residing at: Ardenmore  
My appointment expires: 10/27/2022

NOTARY PUBLIC  
STATE OF WASHINGTON  
LOUREA L. GARKA  
License Number 122836  
My Commission Expires 10-27-2022

**EXHIBIT "A"**  
Exceptions

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

Granted to:	The City of Mount Vernon
Purpose:	Drainage facilities
Recorded:	January 15, 1980
Recording No.:	8001150015
Affects:	Portion of said premises
  
2. City of Mount Vernon Ordinance No. 3202 including the terms, covenants and provisions thereof  

Recording Date:	June 28, 2004
Recording No.:	200406280217.
  
3. Terms and conditions of various instruments of record, executed for boundary line adjustment purposes;  

Auditor's File No.:	200511210248
Auditor's File No.:	200511230106
Auditor's File No.:	200512300211
Auditor's File No.:	200601260115
  
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:	Electric transmission and/or distribution line, together with necessary appurtenances
Recording Date:	May 16, 2012
Recording No.:	201205160074
Affects:	Portion of said premises
  
5. Temporary Construction Easement and Agreement including the terms, covenants and provisions thereof  

Recording Date:	December 20, 2012
Recording No.:	201212200067
  
6. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  

Granted to:	Puget Sound Energy, Inc.
Purpose:	Electric transmission and/or distribution line, together with necessary

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

appurtenances  
 Recording Date: August 26, 2013  
 Recording No.: 201308260192  
 Affects: Portion of said premises

7. Covenants, conditions, and restrictions contained in declaration(s) of restriction, but omitting any covenant or restrictions, if any, 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 law;  
 Recorded: February 15, 2007  
 Auditor's No.: 200702150078, records of Skagit County, Washington  
 Executed By: Big Fir North, Inc. and Blane L.L.C.
8. 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.
9. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
 Granted to: City of Mount Vernon  
 Purpose: Temporary construction easement for the placement of personnel and equipment for construction of public street improvements  
 Recording Date: June 20, 2011  
 Recording No.: 201106200175
10. 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 PLAT OF BIG FIR SOUTH PUD NO.LU-06-089:  
 Recording No: 201405290037
11. Covenants, conditions, and restrictions contained in declaration(s) of restriction, but omitting any covenant or restrictions, if any, 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 law;  
 Recorded: March 23, 2007

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

Auditor's No(s): 200703230074, records of Skagit County, Washington  
Executed By: Big Fir North, Inc.

Modification(s) of said covenants, conditions and restrictions

Recording Date: July 25, 2007  
Recording No.: 200707250054

Recording Date: May 29, 2014  
Recording No.: 201405290038

12. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);  
Recorded: March 23, 2007  
Auditor's No(s): 200703230074, records of Skagit County, Washington  
Imposed By: Big Fir North, Inc.
13. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
14. Assessments, if any, levied by City of Mount Vernon.
15. City, county or local improvement district assessments, if any.