

When recorded return to:  
Mark Slosberg and Carol Slosberg  
8855 Ershig Road  
Bow, WA 98232

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 2021-2832

Jun 23 2021

Amount Paid \$12020.00

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.: 620045880

**CHICAGO TITLE**  
620045880

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Timothy A. Bombard and Kathleen Vojkovich-Bombard, Trustees of The Timothy A. Bombard and Kathleen Vojkovich-Bombard 2003 Trust, dated March 4, 2003

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Mark Slosberg and Carol Slosberg, husband and wife as to 49% ownership and BGF Enterprises LLC, A Washington Limited Liability Company as to 51% ownership, as Tenants in Common

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.)

PTNS SW 1/4, SEC. 13-35-3E, W.M.

Tax Parcel Number(s): P34245 / 350313-3-006-0009, P34246 / 350313-3-007-0008, P34242 / 350313-3-003-0002, P34241 / 350313-3-001-0004

Subject to:

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

**STATUTORY WARRANTY DEED**

(continued)

Dated: June 16, 2021

The Timothy A. Bombard and Kathleen Vojkovich-Bombard 2003 Trust, dated March 4, 2003

BY:

Kathleen Vojkovich Bombard  
Kathleen Bombard-Vojkovich  
Trustee

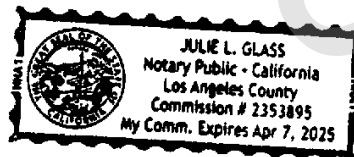
BY:

Timothy A. Bombard  
Timothy A. Bombard  
TrusteeState of California  
County of Los Angeles

I certify that I know or have satisfactory evidence that Kathleen Bombard-Vojkovich and Timothy A. Bombard is/are the person(s) who appeared before me, and said person acknowledged that (he/she/they) signed this instrument, on oath stated that (he/she/they) was authorized to execute the instrument and acknowledged it as the Trustees of The Timothy A. Bombard and Kathleen Vojkovich-Bombard 2003 Trust, dated March 4, 2003 to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: June 18, 2021

Julie Lynn Glass  
Name: Julie Lynn Glass  
Notary Public in and for the State of California  
Residing at: Avalon Ca  
My appointment expires: April 7, 2025



## EXHIBIT "A"

### Legal Description

**For APN/Parcel ID(s): P34245 / 350313-3-006-0009, P34246 / 350313-3-007-0008, P34242 / 350313-3-003-0002 and P34241 / 350313-3-001-0004**

That portion of the West Half of the Southwest Quarter and that portion of the Northeast Quarter of the Southwest Quarter of Section 13, Township 35 North, Range 3 East, W.M., lying Northerly of the Samish River, EXCEPT road, AND EXCEPT the following described tracts:

1. The West 330 feet of the South 660 feet of the Northwest Quarter of the Southwest Quarter of said Section 13.
2. The North 16.50 feet of the West 330 feet and the West 116 feet of the South 60 feet of the North 76.5 feet of the Southwest Quarter of the Southwest Quarter of said Section 13.
3. Beginning at the Southwest corner of the Southwest Quarter of the Southwest Quarter of said Section 13;  
Thence North 2°00' West along the West line of said Subdivision, a distance of 673.12 feet;  
Thence North 88°00' East a distance of 145.05 feet;  
Thence South 81°14' East a distance of 10.13 feet to the true point of beginning;  
Thence South 81°14' East a distance of 315 feet to the approximate center of the Samish River;  
Thence along the approximate center of said river South 10°55' West a distance of 80 feet to the beginning of a curve to the right, having a radius of 138.08 feet, and a central angle of 77°05';  
Thence along said curve an arc distance of 185.77 feet;  
Thence continue along the approximate center of the Samish River, South 88°00' West a distance of 125 feet;  
Thence continue along the center of said river North 66°00' West a distance of 44.21 feet to a point which bears South 0°12' West from the true point of beginning;  
Thence North 0°12' East a distance of 226.93 feet to the true point of beginning.
4. Beginning at the Southwest corner of the Southwest Quarter of the Southwest Quarter of said Section 13;  
Thence North 2°00' West along the West line of said Subdivision, a distance of 673.12 feet;  
Thence North 88°00' East a distance of 145.05 feet to the true point of beginning;  
Thence South 81°14' East a distance of 101.13 feet;  
Thence South 9°12' West a distance of 226.93 feet, more or less, to the center of the Samish River;  
Thence along the center of the Samish River, North 60°30' West a distance of 114.68 feet;  
Thence North 0°12' East a distance of 185.87 feet to the true point of beginning.
5. Beginning at a point on the West line of the Southwest Quarter of the Southwest Quarter of said Section 13, which is North 2° West, a distance of 673.12 feet from the Southwest corner thereof;  
Thence North 88°00' East, a distance of 145.05 feet;  
Thence South 0°12' West, a distance of 185.87 feet, more or less, to the center of the Samish River;  
Thence Westerly along the center of the Samish River to its intersection with the West line of said Southwest Quarter of the Southwest Quarter;  
Thence North 2° West along said West line to the Point of Beginning.  
Situate in the County of Skagit, State of Washington.

**EXHIBIT "B"****Exceptions**

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

Granted to:	Puget Sound Power & Light Company
Purpose:	Electric transmission and/or distribution line
Recording Date:	May 1, 1967
Recording No.:	698279
  
2. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
 

Granted to:	Trans Mountain Oil Pipe Line
Recording Date:	July 23, 1954
Recording No.:	504339
  
3. 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.
  
4. 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."
  
5. The Land has been classified as Open Space Farm & Agriculture and is subject to the provisions of RCW 84.34, which include the requirement of a continuation of restricted use in order to continue the present assessment rate. A change in use can cause an increased

**EXHIBIT "B"**Exceptions  
(continued)

assessment rate for present and past years. Notice(s) of Application recorded as set forth below:

Recording Date: April 5, 1971  
Recording No.: 750590

Recording Date: September 9, 1974  
Recording No.: 806918

Any sale or transfer of all or a portion of said Land requires execution of a Notice of Compliance Form by the new owner and submission to the county assessor within 60 days of such sale.

Note: If the proposed transaction involves a sale of the Land so classified or designated, there will be additional requirements regarding the Real Estate Tax Affidavit. Please contact Skagit County Assessor's Records Section or the Company for additional information.

6. City, county or local improvement district assessments, if any.