

When recorded return to:

Catherine L. Bohn
6928 Steelhead Lane
Burlington, WA 98233

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2021-2999

Jul 01 2021

Amount Paid \$7685.00
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.: 620048197

CHICAGO TITLE CO.
620048197

STATUTORY WARRANTY DEED

THE GRANTOR(S) B & H Riverhouse LLC, a Washington limited liability company

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Catherine L. Bohn, a single person

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.)

LT 28, "SAMISH RIVER PARK, DIVISION NO. 1,"

Tax Parcel Number(s): P68707/3990-000-028-0004

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: June 29, 2021

B & H Riverhouse LLC

BY: Cathy F Hinds
Cathy F Hinds
Member

BY: Jeanine K Fulton
Jeanine K Fulton
Member

BY: Harry Alderson Jr
Harry Alderson, Jr.
Member

State of Washington
County of Skagit

I certify that I know or have satisfactory evidence that Cathy F. Hinds and Jeanine-K. Fulton and Harry Alderson Jr. 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 Members of B&H Riverhouse LLC to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: June 30, 2021

Janak Quinn
Name: Janak Quinn
Notary Public in and for the State of Washington
Residing at: Hyak, WA
My appointment expires: 06/29/2023

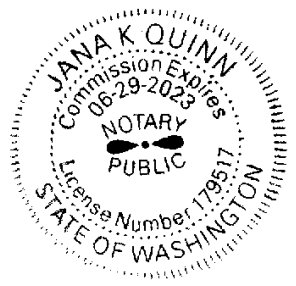


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P68707/3990-000-028-0004

LOT 28, "SAMISH RIVER PARK, DIVISION NO. 1," AS PER PLAT RECORDED IN VOLUME 9 OF PLATS, PAGES 43 AND 44, RECORDS OF SKAGIT COUNTY, WASHINGTON.

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 set forth in a document:
In favor of: Puget Sound Power and Light Company
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances
Recording Date: August 10, 1929
Recording No.: 225812
Affects: as described in said instrument

2. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Granted to: State of Washington, Department of Game
Purpose: Right of way for sport fishermen
Recording Date: May 11, 1954
Recording No.: 501365

3. Covenants, conditions, restrictions and easements 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, source of income, gender, gender identity, gender expression, medical condition or genetic information, 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 in the document
Recording Date: August 15, 1967
Recording No.: 703232
Modification(s) of said covenants, conditions and restrictions
Recording Date: February 16, 1968
Recording No.: 710329
Modification(s) of said covenants, conditions and restrictions
Recording Date: April 12, 1979
Recording No.: 7904120004
Modification(s) of said covenants, conditions and restrictions
Recording Date: September 22, 1995
Recording No.: 9509220088
Modification(s) of said covenants, conditions and restrictions

EXHIBIT "B"

Exceptions
(continued)

Recording Date: March 23, 1998
Recording No.: 9803230110

Modification(s) of said covenants, conditions and restrictions

Recording Date: August 18, 1998
Recording No.: 9808180048

4. Liens and charges as set forth in the above mentioned declaration,

Payable to: Samish River Park, Inc.

5. Covenants, conditions, 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 the Plat of Samish River Park Division No. 1:

Recording No: 703269

6. Agreement and the terms and conditions thereof:

Recording Date: January 7, 1970
Recording No.: 734683

7. Covenants, conditions, restrictions and easements 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, source of income, gender, gender identity, gender expression, medical condition or genetic information, 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 in the document

Recording Date: June 3, 2002
Recording No.: 200206030162

8. Resolution No. 2121-08 and the terms and conditions thereof:

Recording Date: May 12, 2008
Recording No.: 200805120181

9. Resolution No. 2161-09 and the terms and conditions thereof:

Recording Date: June 12, 2009
Recording No.: 200906120099

EXHIBIT "B"

Exceptions
(continued)

Said Resolution is Partial Release of Assessment recorded under recording number 200909100051

10. 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.
11. 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.
12. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
13. 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."

14. City, county or local improvement district assessments, if any.
15. Assessments, if any, levied by Samish River Park, Inc..