

When recorded return to:  
Todd W. Boyce and Diana E. Boyce  
17820 Kamb Rd  
Mount Vernon, WA 98273

Filed for record at the request of:



CHICAGO TITLE  
COMPANY OF WASHINGTON

32650 State Route 20, Ste. E 202  
Oak Harbor, WA 98277

Escrow No.: 245445319

*CTC*

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 2021-4711

Oct 13 2021

Amount Paid \$12455.00

Skagit County Treasurer

By Lena Thompson Deputy

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Carol Jean Bellon as Personal Representative of the Estate of Thomas A. Bowman and Amy S. Penrose, Personal Representative of the Estate of Rita J. Hornbeck

for and in consideration of Ten And No/100 Dollars (\$10.00) and other good and valuable consideration

in hand paid, conveys, and warrants to Todd W. Boyce and Diana E. Boyce, a married couple

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

LOT 15, "STOCKFLETH'S SKYRIDGE ASSESSOR'S PLAT," AS PER PLAT RECORDED IN VOLUME 9 OF PLATS, PAGE 42, RECORDS OF SKAGIT COUNTY, WASHINGTON. ALSO KNOWN AS LOTS A AND B OF SKAGIT COUNTY SHORT PLAT NO. 14-88, AS RECORDED AUGUST 24, 1988, IN VOLUME 8 OF SHORT PLATS, PAGE 39, UNDER AUDITOR'S FILE NO. 8805240041. SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

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

Tax Parcel Number(s): P69759,

*Subject to: Exhibit A attached hereto and made a part hereof*

STATUTORY WARRANTY DEED  
(continued)

Dated: 10/7/2021

Carol Jean Bellon as Personal Representative of the Estate of Thomas A. Bowman

BY: Carol Bellon  
Carol Bellon  
Personal Representative

Amy S. Penrose, Personal Representative of the Estate of Rita J. Hornbeck

BY: Amy Penrose  
Amy Penrose  
Personal Representative

State of Washington  
County of Skagit

I certify that I know or have satisfactory evidence that Amy S. Penrose is the person who appeared before me, and said person acknowledged that she signed this instrument, on oath stated that she was authorized to execute the instrument and acknowledged it as the Personal Representative of the Estate of Rita J. Hornbeck to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: October 7, 2021

Jennifer Brazil

Name: Jennifer Brazil  
Notary Public in and for the State of Washington  
Residing at: Skagit County  
My appointment expires: 7-25-2024



State of Washington  
County of Skagit

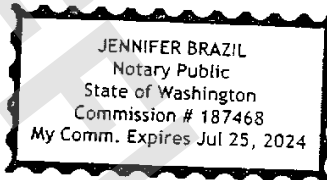
I certify that I know or have satisfactory evidence that Carol Jean Bellon is the person who appeared before me, and said person acknowledged that she signed this instrument, on oath stated that she was authorized to execute the instrument and acknowledged it as the Personal Representative of the Estate of Thomas A. Bowman to be the free and voluntary act of such party for the uses and purposes

STATUTORY WARRANTY DEED  
(continued)

mentioned in the instrument.

Dated: October 7, 2021

*Jennifer Brazil*



Name: Jennifer Brazil  
Notary Public in and for the State of Washington  
Residing at: ~~Skagit~~ Skagit County  
My appointment expires: 7-25-2024

*Exhibit A*

1. 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 the Plat of Stockfleth's Skyridge Assessor's Plat:

Recording No: 702986

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

Granted to: Public Utility District No. 1 of Skagit County  
Purpose: Water pipeline including rights of access thereto  
Recording No.: 540242  
Affects: Portion of said premises

3. Reservations of oil, coal, gas and minerals and/or mineral rights of any nature, and right of entry to explore same, contained in the deed

Recording Date: January 23, 1968  
Recording No.: 709366

NOTE: This exception does not include present ownership of the above mineral rights.

4. 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 Short Plat No. 14-88:

Recording No: 8805240041

5. 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."