

When recorded return to:  
Susan E. Boone and Timothy J. Boone  
22729 Nature View Dr  
Sedro Woolley, WA 98284

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620050565

**CHICAGO TITLE**  
620050565

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Alexander F. Anderson, an unmarried person

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Susan E. Boone and Timothy J. Boone, a married couple

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

LOT 4, OF SHORT PLAT NO. 96-055 RECORDED JUNE 23, 2000, UNDER AUDITOR'S FILE NO. 200006230059, A CORRECTION OF SURVEY MAP RECORDED JANUARY 11, 2000, UNDER AUDITOR'S FILE NO. 200001110050, BEING A PORTION OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 AND THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 6, TOWNSHIP 34 NORTH, RANGE 5 EAST W.M., 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): P116335 / 340506-4-004-0300

Subject to:

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

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 2022-887

Mar 08 2022

Amount Paid \$20465.00

Skagit County Treasurer

By Lena Thompson Deputy

Statutory Warranty Deed (LPB 10-05)  
WA0000816.doc / Updated: 04.26.19

WA-CT-FNRV-02150.620019-620050565

STATUTORY WARRANTY DEED  
(continued)

Dated: March 2, 2022

*Alexander F. Anderson*  
Alexander F. Anderson

State of Washington  
County of Skagit

This record was acknowledged before me on 3-3-22 by  
Alexander F. Anderson

*Jennifer Brazil*  
(Signature of notary public)

Notary Public in and for the State of Washington  
Residing at: Skagit County  
My commission expires: 7-15-2024



**EXHIBIT "A"**  
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 & Light Company
Purpose:	Electric transmission and/or distribution line, together with necessary appurtenances
Recording Date:	December 21, 1966
Recording No.:	692443
Affects:	Portion of said premises
  
2. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:  

In favor of:	Pacific Northwest Pipeline corporation
Purpose:	Pipeline right-of-way
Recording Date:	September 14, 1956
Recording No.:	541505
Affects:	Portion of said premises
  
3. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:  

In favor of:	Puget Sound Power & Light Company
Purpose:	Electric transmission and/or distribution line, together with necessary appurtenances
Recording Date:	November 6, 1957
Recording No.:	558163
Affects:	Portion of said premises
  
4. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:  

In favor of:	Public Utility District No. 1 of Skagit County
Purpose:	Water Pipelines
Recording Date:	February 27, 1961
Recording No.:	604619
Affects:	Portion of said premises
  
5. 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, together with necessary appurtenances
Recording Date:	January 11, 1930
Recording No.:	230045

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

- Affects:** Portion of said premises
6. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:
- In favor of:** Pacific Northwest Pipeline Corporation  
**Purpose:** Pipeline right-of-way  
**Recording Date:** September 14, 1956  
**Recording No.:** 541496  
**Affects:** Portion of said premises
7. 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, together with necessary appurtenances  
**Recording Date:** September 26, 1924  
**Recording No.:** 177540  
**Affects:** Portion of said premises
8. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:
- In favor of:** Clear Lake Water Company  
**Purpose:** Water Pipeline  
**Recording Date:** July 15, 1937  
**Recording No.:** 292355  
**Affects:** Portion of said premises
9. 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 18, 1996  
**Recording No.:** 9603180066
10. Easement(s) including the terms and condition thereof, as set forth in Skagit County Superior Court:
- In favor of:** FTC Holdings  
**Purpose:** Ingress, egress and utilities  
**Filed:** March 18, 1996

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

Cause No.: 94-2-01304-4  
Affects: Portion of said premises

11. 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, together with necessary appurtenances  
Recording Date: October 26, 1999  
Recording No.: 199910260021  
Affects: Portion of said premises

12. Protected Critical Area Site and the terms and conditions thereof:

Recording Date: June 7, 2000  
Recording No.: 200006070062

13. Agreement and the terms and conditions thereof:

Executed by: Charles D. Dralle and Puget Sound Energy,  
Recording Date: February 2, 2000  
Recording No.: 200002020032

14. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

In favor of: Public Utility District No. 1 of Skagit County  
Purpose: To do all things necessary or proper in the construction and maintenance of water line, lines or related facilities, including the right to construct, operate, maintain, inspect, improve, remove, restore, alter, replace, relocate, connect to and locate at any time a pipe or pipes, line or lines or related facilities, along with necessary appurtenances for the transportation of water over, across, along, in and under the following described land and premises; Together with the right of ingress to and egress from said lands across adjacent lands of the Grantor, also the right to cut and/or trim all brush, timber trees or other growth standing or growing upon the lands of the Grantor which in the opinion of the District constitutes a menace or danger to said line or to persons or property by reason of proximity to the line.  
Recording Date: May 16, 2000  
Recording No.: 200005160023  
Affects: Portion of said premises

15. Agreement and the terms and conditions thereof:

Executed by: Dale Boyd and Robert Boyd and Charles Dralle  
Recording Date: May 17, 2000

**EXHIBIT "A"**

Exceptions  
(continued)

Recording No.: 200005170016

16. Agreement and the terms and conditions thereof:

Executed by: Charles Dralle and Adjacent Lot Owners  
Recording Date: January 11, 2000  
Recording No.: 200001110051

17. Agreement and the terms and conditions thereof:

Executed by: Dale Boyd and Robert Boyd and Charles Dralle et al  
Recording Date: January 19, 2000  
Recording No.: 200001190109

18. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, 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. 96-055:

Recording No: 200001110050

said document has been revised and recorded under Recording No. 200006230059

19. Title Notification and the terms and conditions thereof:

Recording Date: September 14, 2006  
Recording No.: 200609140123

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

Granted to: Debbie Mackie & Tito Messerli  
Purpose: Setback easement  
Recording Date: August 14, 2006  
Recording No.: 200608140194  
Affects: Portion of said premises

21. 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

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

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."

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

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 January 31, 2022  
between Timothy J Boone Susan E Boone ("Buyer")  
Buyer Buyer  
and Alex Anderson ("Seller")  
Seller Seller  
concerning 12899 Wayward Way 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 02/03/22

Authentified  
Timothy J Boone 02/02/2022  
Buyer Date

Authentified  
Alex Anderson 02/03/22  
Seller Date

Authentified  
Susan E Boone 02/02/2022  
Buyer Date

Seller Date