

When recorded return to:

Troy M. Holmes
P.O. Box 190
Burlington, WA 98233

GNW 22-14574

STATUTORY WARRANTY DEED

THE GRANTOR(S) David Starkovich, as his separate estate, 11803 Southeast 316th Place, Auburn, WA 98092,

for and in consideration of **ten dollars and other valuable consideration**

in hand paid, conveys, and warrants to Troy M. Holmes, an unmarried ~~man~~ person

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

FOR PROPERTY DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART
HEREOF.

Abbreviated legal description: Property 1:
Section 1, Township 35 North, Range 3 East, Ptn. SE SE (aka Lot 1, SP #96-097)

This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey as described in Exhibit "B" attached hereto

Tax Parcel Number(s): P33622

Dated: 2-25-22


David Starkovich

STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on 25th day of February, 2022 by David Starkovich.


Signature

Notary
Title

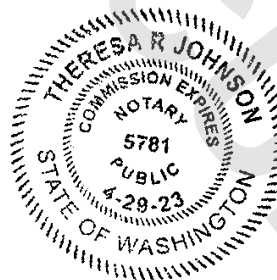
My appointment expires: 4-29-23

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20221307

Mar 31 2022

Amount Paid \$3685.00
Skagit County Treasurer
By Lena Thompson Deputy



Statutory Warranty Deed
LPB 10-05

Order No.: 22-14574-TJ

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EXHIBIT A
LEGAL DESCRIPTION

Property Address: 6965 Hobson Road, Bow, WA 98232

Tax Parcel Number(s): P33622

Property Description:

Lot 1 of SKAGIT COUNTY SHORT PLAT NO. 96-097, approved March 6, 2007, recorded March 8, 2007, under Auditor's File No. 200703080151, records of Skagit County, Washington; being a portion of the Southeast Quarter of the Southeast Quarter of Section 1, Township 35 North, Range 3 East of the Willamette Meridian.

Situated in Skagit County, Washington

Statutory Warranty Deed
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EXHIBIT B

22-14574-TJ

1. RESERVATIONS, PROVISIONS AND/OR EXCEPTIONS CONTAINED IN INSTRUMENT:

Executed By: Wade B. Mc Coy, Edna M. Black, Donald Mc Coy and

Elizabeth M. Guider

Recorded: March 10, 1945

Auditor's No.: 378658

As Follows: The grantors reserve half of any and all mineral or oil
located upon or in the future discovered**2. EASEMENT AND PROVISIONS THEREIN:**

Grantee: Puget Sound Energy, Inc.

Recorded: August 1, 2001

Auditor's No.: 200108010152

Purpose: Electric transmission and/or distribution line, together with necessary appurtenances

3. REGULATORY NOTICE/AGREEMENT THAT MAY INCLUDE COVENANTS, CONDITIONS AND RESTRICTIONS AFFECTING THE SUBJECT PROPERTY:

Recorded: February 5, 2002

Auditor's No.: 200202050028

Regarding: Special Use Application No. PL01-0868

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said
notice/agreement may have changed or may in the future change without recorded notice.Said notice/agreement may pertain to governmental regulations for building or land use. Said matters are not a
matter of title insurance. If such non-title insurance matters are shown, they are shown as a courtesy only,
without the expectation that all such matters have been shown.**4. TITLE NOTIFICATION THAT THE SUBJECT PROPERTY IS ADJACENT TO PROPERTY DESIGNATED NATURAL RESOURCE LANDS BY SKAGIT COUNTY.**

Executed By:

Recorded: February 8, 2002

Auditor's No.: 200202080122

Reference is hereby made to the record for the full particulars of said notification. However, said notification
may have changed or may in the future change without recorded notice.**5. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:**

Name: Short Plat No. 96-097

Recorded: March 8, 2007

Auditor's No.: 200703080151

6. DECLARATION OF EASEMENTS, COVENANTS AND ROAD MAINTENANCE AGREEMENT, INCLUDING THE TERMS AND CONDITIONS THEREOF:

Dated: February 27, 2007

Recorded: March 8, 2007

Auditor's No.: 200703080152

7. LOT CERTIFICATION, INCLUDING THE TERMS AND CONDITIONS THEREOF. REFERENCE TO THE RECORD BEING MADE FOR FULL PARTICULARS. THE COMPANY MAKES NO DETERMINATION AS TO ITS AFFECTS.Statutory Warranty Deed
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Recorded: March 8, 2007
Auditor's No.: 200703080153

8. REGULATORY NOTICE/AGREEMENT THAT MAY INCLUDE COVENANTS, CONDITIONS AND RESTRICTIONS AFFECTING THE SUBJECT PROPERTY:

Recorded: March 8, 2007
Auditor's No.: 200703080154

Regarding: Protected Critical Area

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice.

Said notice/agreement may pertain to governmental regulations for building or land use. Said matters are not a matter of title insurance. If such non-title insurance matters are shown, they are shown as a courtesy only, without the expectation that all such matters have been shown.