



202206010082

06/01/2022 03:12 PM Pages: 1 of 5 Fees: \$207.50
Skagit County Auditor

When recorded return to:

David S. Norris
David S. Norris and Sandra A. Norris, Trustees of
Their Successors in interest of the David and
Sandra Norris Family Trust Dated 3/31/2011 and
restated on July 14, 2021
20781 Golden Rain Road
Riverside, CA 92508

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2022 2275
JUN 01 2022

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620051472

Amount Paid \$ 15,125-
Skagit Co. Treasurer
By *GT* Deputy

CHICAGO TITLE

620051472

STATUTORY WARRANTY DEED

THE GRANTOR(S) James M. Boyd and Amy S. Boyd, husband and wife

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to David S. Norris and Sandra A. Norris, Trustees or Their
Successors in interest of the David and Sandra Norris Family Trust Dated 3/31/2011 and restated on
July 14, 2021

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

LOT 128, "PLAT OF EAGLEMONT, PHASE IB, DIVISION 3," AS PER PLAT RECORDED ON
OCTOBER 25, 2004, UNDER AUDITOR'S FILE NO. 210410250250, 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): P122230 / 4844-000-128-0000

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: May 23, 2022

James M. Boyd
James M. Boyd

Amy S. Boyd
Amy S. Boyd

State of Washington
County of Skagit

This record was acknowledged before me on 5-26-22 by James M. Boyd and Amy S. Boyd.

Jennifer Brazil
(Signature of notary public)

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

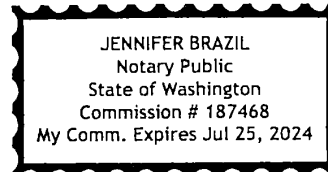


EXHIBIT "A"

Exceptions

1. Easement, including the terms and conditions thereof, granted by instrument(s);
 Recorded: October 11, 1993
 Auditor's No(s): 9310110127, records of Skagit County, Washington
 In favor of: Cascade Natural Gas Corporation
 For: 10 foot right-of-way contract

Note: Exact location and extent of easement is undisclosed of record.

2. Easement, including the terms and conditions thereof, granted by instrument;
 Recorded: November 2, 1993
 Auditor's No.: 9311020145, records of Skagit County, Washington
 In favor of: Puget Sound Power and Light Company
 For: Electric transmission and/or distribution line, together with necessary appurtenances
 Affects: All streets and roads within said plat, exterior 10 feet of all lots parallel with street frontage, and 20 feet parallel with Waugh Road

3. Easement, including the terms and conditions thereof, disclosed by instrument(s);
 Recorded: August 7, 2003
 Auditor's No(s): 200308070005, records of Skagit County, Washington
 In favor of: Comcast of Washington, IV, Inc.
 For: Installation and Maintenance of Cable

4. 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

 Recorded: January 25, 1994
 Auditor's No(s): 9401250030, records of Skagit County, Washington
 Executed By: Sea-Van Investments Association

 AMENDED by instrument:
 Recorded: December 11, 1995, March 18, 1996, and February 1, 2000
 Auditor's No.: 9512110030, 9603180110, 200002010099 and 200002010100, records of Skagit County, Washington

5. Any unpaid assessments or charges and liability to further assessments or charges, for which a lien may have arisen (or may arise), as provided for under Washington law and in instrument set forth below:

Imposed by: Eaglemont Homeowners Association

EXHIBIT "A"Exceptions
(continued)

Recording Date: January 25, 1994
Recording No.: 9401250030

6. 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 Survey:

Recording No: 9212100080

7. Covenants, conditions and restrictions 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: January 5, 1999
Recording No.: 9901050007

8. 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 EAGLEMONT, PHASE 1B, DIVISION 3:

Recording No: 200410250250, records of Skagit County, Wa

9. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
10. Assessments, if any, levied by Mt Vernon.
11. 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 4-30-2022
between David Norris Sandra Norris ("Buyer")
Buyer Buyer
and James M Boyd Amy S Boyd ("Seller")
Seller Seller
concerning 4712 Parkview Lane Mount Vernon WA 98274 (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.

Authentication
David Norris 04/30/22
Buyer Date

Authentication
Sandra Norris 04/30/22
Buyer Date

James M Boyd 4/30/22
Seller Date

Amy S Boyd 4/30/22
Seller Date