

**When recorded return to:**

Thomas E. Boland and Kelly-Ann E. Boland  
83 Swinomish Drive  
La Conner, WA 98257

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

**CHICAGO TITLE COMPANY**  
**620051015**

Escrow No.: 620051015

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Michael E. Harvin, a married man as his separate estate and Micheal E Harvin,  
Personal Representative of the Estate of Julie A Harvin

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration  
in hand paid, conveys, and warrants to Thomas E. Boland and Kelly-Ann E. Boland, a married couple

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.)

PTN SE 1/4 NW 1/4 GOVT LT. 2, 19-36-4

Tax Parcel Number(s): P49444/360419-0-003-0000

Subject to:

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

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

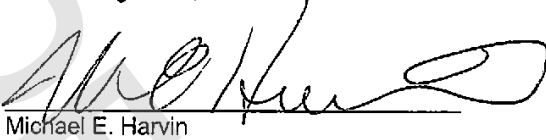
Affidavit No. 20223597

**Aug 31 2022**



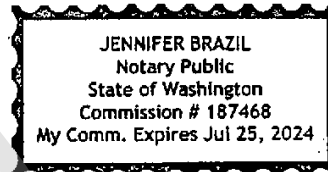
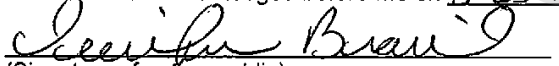
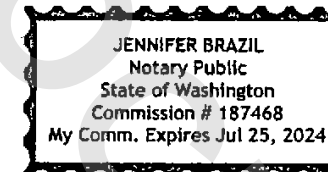
Amount Paid \$16816.00  
Skagit County Treasurer  
By Lena Thompson Deputy

**STATUTORY WARRANTY DEED**  
(continued)

Dated: August 24, 2022

  
Michael E. Harvin

Micheal E Harvin, Personal Representative of the Estate of Julie A Harvin

BY:   
Micheal E Harvin  
Personal RepresentativeState of Washington  
County of SkagitThis record was acknowledged before me on 8-25-2022 by Michael E Harvin as Personal Representative of The Estate of Julie A Harvin.  
(Signature of notary public)  
Notary Public in and for the State of Washington  
My commission expires: 7-25-2024State of Washington  
County of SkagitThis record was acknowledged before me on 8-25-2022 by Michael E. Harvin.  
(Signature of notary public)  
Notary Public in and for the State of Washington  
My commission expires: 7-25-2024

**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P49444/360419-0-003-0000**

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THAT PORTION OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF GOVERNMENT LOT 2 IN SECTION 19, TOWNSHIP 36 NORTH, RANGE 4 EAST OF THE WILLAMETTE MERIDIAN, LYING WEST OF THE COUNTY ROAD AS LAID OUT AND ESTABLISHED ON NOVEMBER 1, 1929, AND LYING NORTH OF THE WOOD ROAD;

EXCEPT THE NORTH 20 ACRES THEREOF;

AND EXCEPT THE REMAINDER OF THE WEST 727 FEET THEREOF;

TOGETHER WITH A "BUFFER EASEMENT" AS GRANTED UNDER INSTRUMENT RECORDED JANUARY 7, 2002, UNDER AUDITOR'S FILE NO. 200201070156, 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 granted in a document:  

Granted to:	Puget Sound Power & Light company, a Washington corporation
Recording Date:	January 7, 1949
Recording No.:	426881
Affects:	Portion of said premises
2. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  

Purpose:	Oil Pipe line
Recording Date:	July 28, 1954
Recording No.:	510690
Affects:	Portion of said premises
3. Conditional Agreement Regarding Mound Sewage System Installation and the terms and conditions thereof:  

Recording Date:	August 4, 1993
Recording No.:	9308040001
4. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  

Granted to:	Puget Sound Power & Light company, a Washington corporation
Purpose:	Electric transmission and/or distribution line, together with necessary appurtenances
Recording Date:	June 14, 1994
Recording No.:	9406140058
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:	John Peth & Sons, Inc
Purpose:	Well head protection
Recording Date:	June 16, 1999
Recording No.:	9906160094
Affects:	Portion of said premises
6. 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

**EXHIBIT "B"**Exceptions  
(continued)

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 30, 2001  
Recording No.: 200101300073

7. City, county or local improvement district assessments, if any.
8. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.

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 July 28, 2022  
between Thomas E Boland Kelly-Ann E Boland ("Buyer")  
Buyer Buyer  
and Michael Harvin ("Seller")  
Seller Seller  
concerning 18143 Colony Road Bow WA 98232 (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.

Authenticate  
Thomas E Boland 07/28/2022  
Buyer Date

Authenticate  
Michael Harvin 07/29/22  
Seller Date

Authenticate  
Kelly-Ann E Boland 07/28/2022  
Buyer Date

Seller Date