

**When recorded return to:**  
Rodney Fox-Bumgarner and Baylee Fox  
19872 Maxine Lane  
Sedro Woolley, WA 98284

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
Affidavit No. 20241606  
Aug 01 2024  
Amount Paid \$16860.00  
Skagit County Treasurer  
By Lena Thompson Deputy

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620056859

**CHICAGO TITLE**

620056859

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Steven Francis Bloemer and Siobhan P. Gallagher-Bloemer, a married couple  
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration  
in hand paid, conveys and warrants to Rodney Fox-Bumgarner and Baylee Fox, 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.)

LT 4, SP NO. 97-0035, REC 200902090073; BEING PTN. SE 20-36-04

Tax Parcel Number(s): P128267 / 360420-4-015-0300

Subject to:

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

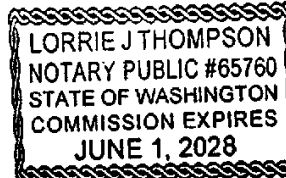
## STATUTORY WARRANTY DEED

(continued)

Dated: 7/31/2024

Steven Francis Bloemer  
Steven Francis Bloemer

Siobhan P. Gallagher-Bloemer  
Siobhan P. Gallagher-Bloemer

State of WASHINGTONCounty of SKAGITThis record was acknowledged before me on July 30, 2024 by Steven Francis Bloemer

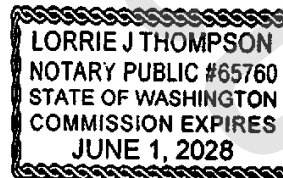
Lorrie J Thompson  
(Signature of notary public)

Notary Public in and for the State of WASHINGTON  
My appointment expires: 6-1-2028

State of WASHINGTONCounty of SKAGITThis record was acknowledged before me on July 31<sup>st</sup> 2024 by Siobhan P. Gallagher-Bloemer.

Lorrie J Thompson  
(Signature of notary public)

Notary Public in and for the State of Washington  
My appointment expires: 6-1-2028



**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P128267 / 360420-4-015-0300**

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LOT 4, SKAGIT COUNTY SHORT PLAT NO. 97-0035 (SAID LOT 4 INCLUDES TRACT F "PROTECTED CRITICAL AREA"), APPROVED JANUARY 27, 2009, RECORDED FEBRUARY 9, 2009, UNDER AUDITOR'S FILE NO. 200902090073, RECORDS OF SKAGIT COUNTY, WASHINGTON.

TOGETHER WITH A 20 FOOT WIDE EASEMENT FOR INGRESS, EGRESS AND UTILITIES AS DELINEATED ON THE FACE OF SKAGIT COUNTY SHORT PLAT NO. 97-0035, APPROVED JANUARY 27, 2009, RECORDED FEBRUARY 9, 2009, UNDER AUDITOR'S FILE NO. 200902090073, RECORDS OF SKAGIT COUNTY, WASHINGTON, AFFECTING THE NORTH 20 FEET OF LOT 3.

AND A 60 FOOT WIDE ROAD AND UTILITY EASEMENT DELINEATED ON THE FACE OF SKAGIT COUNTY SHORT PLAT NO. 97-0035, APPROVED JANUARY 27, 2009, RECORDED FEBRUARY 9, 2009, UNDER AUDITOR'S FILE NO. 200902090073, RECORDS OF SKAGIT COUNTY, WASHINGTON, AS "MAXINE LANE (PVT)";

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

## EXHIBIT "B"

### Exceptions

1. 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 SKAGIT COUNTY SHORT PLAT NO. 97-0035:

Recording No: 200902090073

2. Road Maintenance Agreement and the terms and conditions thereof

Recording Date: February 9, 2009  
Recording No.: 200902090074

3. Protected Critical Area Agreement and the terms and conditions thereof

Recording Date: February 9, 2009  
Recording No.: 200902090075

4. Skagit County Planning & Development Services - Plat Lot of Record Certification

Recording Date: February 9, 2009  
Recording No.: 200902090076  
Affects: Lots 1-4 of Short Plat No. 97-0035

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

Granted to: Puget Sound Energy, Inc., a Washington corporation  
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances  
Recording Date: March 8, 2010  
Recording No.: 201003080103

6. Skagit County Right-To-Manage Natural Resource Lands Disclosure, and the terms and conditions thereof:

Recording Date: August 10, 2017  
Recording No.: 201708100057

7. 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 "B"****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."

8. 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**

©Copyright 2014  
Northwest Multiple Listing Service  
ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated \_\_\_\_\_  
between \_\_\_\_\_ ("Buyer")  
and \_\_\_\_\_ ("Seller")  
concerning \_\_\_\_\_ (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.

Authenticated: Rodney Fox 07/15/24  
Buyer Date

Authenticated: Baylee Fox 07/15/24  
Buyer Date

Authenticated: Steve Bloemer 07/12/2024  
Seller Date

Authenticated: Slobhan P. Gallagher-Bloemer 07/12/2024  
Seller Date