

When recorded return to:
Jacob Bosa
34118 Hamilton Cemetary Road
Sedro Woolley, WA 98284

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20242069
Sep 06 2024
Amount Paid \$7685.00
Skagit County Treasurer
By Kaylee Oudman Deputy

STATUTORY WARRANTY DEED

THE GRANTOR(S) Russell Duncan Moore, a married person as his separate estate and his spouse, Leslie Stacy

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys and warrants to Jacob Bosa, a single person

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

THE EAST 1/2 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 11,
TOWNSHIP 35 NORTH, RANGE 8 EAST, W.M. (ALSO KNOWN AS PARCEL "B" OF THAT
SURVEY RECORDED APRIL 2, 1991, IN VOLUME 11 OF SURVEYS, PAGE 14, AUDITOR'S
FILE NO. 9104020044, 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): P99361 / 350811-2-001-0100

Subject to:

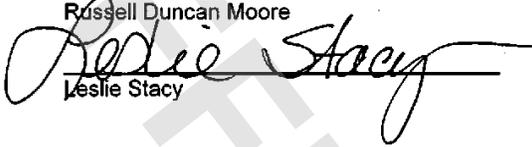
SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

STATUTORY WARRANTY DEED
(continued)

Dated: August 28, 2024



Russell Duncan Moore



Leslie Stacy

State of Washington
County of Skagit

This record was acknowledged before me on 8-28-24 by Russell Duncan Moore and Leslie Stacy.



(Signature of notary public)
Notary Public in and for the State of WA
My commission expires: 9-11-27

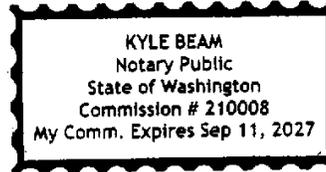


EXHIBIT "A"
Exceptions

1. Reservations of oil, coal, gas and minerals and/or mineral rights of any nature, and right of entry to explore same, contained in the deed
Recording Date: August 23, 1918
Recording No.: 127184
Recording No.: 127187
The Company makes no representations about the present ownership of these reserved and excepted interests.
2. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Granted to: Superior Portland Cement Company
Purpose: Right-of-Way
Recording Date: March 13, 1925 and May 3, 1933
Recording No.: 181718
Recording No.: 255969
Affects: A logging railway right-of-way not to exceed 80 feet in width
3. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Granted to: Nettleton Timber Company, a corporation
Purpose: Logging and road
Recording Date: January 11, 1952
Recording No.: 470297
Affects: A strip of land 66 feet in width
4. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Granted to: Puget Sound Pulp and Timber Company
Purpose: Logging road
Recording Date: March 4, 1964
Recording No.: 647436
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 line, together with right to cut trees and containing provisions against blasting
Recording Date: November 3, 1967
Recording No.: 706512
Affects: Portion of said premises

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

6. **Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:**
Granted to: The State of Washington, acting by and through the Department of Natural Resources
Purpose: Constructing and/or maintaining a road to provide access to and from lands presently owned or hereinafter acquired by the grantee
Recording Date: February 27, 1980
Recording No.: 8002270012
Affects: Rights-of-way 60 feet in width
7. **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: 9104020044
8. **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: May 30, 1991
Recording No.: 9105300023
9. **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, a Washington corporation
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances
Recording Date: July 23, 1991
Recording No.: 9107230074
Affects: Portion of said premises
10. **Lot Certification and the terms and conditions thereof:**
Recording Date: March 30, 1994
Recording No.: 9403300061

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

11. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Granted to: Skagit County, a Washington municipal corporation
Purpose: Right-of-Way
Recording Date: November 8, 2006
Recording No.: 200611080109
Affects: Portion of said premises
12. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:
In favor of: Puget Sound Energy, Inc., a Washington corporation
Purpose: Utility systems
Recording Date: May 26, 2015
Recording No: 201505260100
Affects: Portion of said premises
13. As to any portion of said land now, formerly or in the future covered by water: Questions or adverse claims related to (1) lateral boundaries of any tidelands or shorelands; (2) shifting in course, boundary or location of the body of water; (3) rights of the State of Washington if the body of water is or was navigable; and (4) public regulatory and recreational rights (including powers of the USA) or private riparian rights which limit or prohibit use of the land or water.
14. The property may be subject to the Skagit County Right-to-Manage Natural Resource Lands Disclosure, Skagit County Code Section 14.38, which states:
15. "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."
16. City, county or local improvement district assessments, if any.