

202502210050

02/21/2025 10:18 AM Pages: 1 of 9 Fees: \$311.50
Skagit County Auditor, WA

When recorded return to:
Bruce G Bollert and Jane C Wagner
910 Alpine View Drive
Mount Vernon, WA 98274

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20250471
Feb 21 2025
Amount Paid \$13068.60
Skagit County Treasurer
By Kaylee Oudman Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Chicago Title
620057788

Escrow No.: 620057788

STATUTORY WARRANTY DEED

THE GRANTOR(S) Charles Marcus Ivory and Angela Napoliello-Ivory, 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 Bruce G Bollert and Jane C Wagner, a married couple

the following described real estate, situated in the County of Skagit, State of Washington:
LOT 40, "PLAT OF WOODSIDE PUD DIVISIONS 6 AND 7", RECORDED ON JANUARY 28,
2019, UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 201901280092, RECORDS OF SKAGIT
COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

Abbreviated Legal: (Required if full legal not inserted above.)

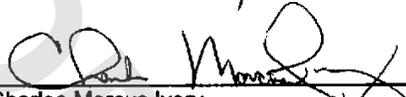
Tax Parcel Number(s): P134522 / 6059-000-040-0000

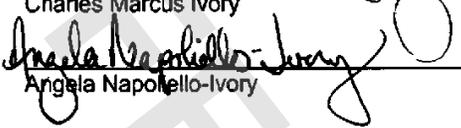
Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: 18 February 2025



Charles Marcus Ivory


Angela Napoliello-Ivory

State of Washington

County of Skagit

This record was acknowledged before me on 2-18-25 by Charles Marcus Ivory and Angela Napoliello-Ivory.



(Signature of notary public)
Notary Public in and for the State of WA
My appointment expires: 3-29-28

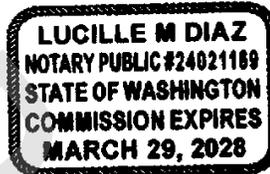


EXHIBIT "A"
Exceptions

1. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Granted to: Harold A. Mason Holder and Janet Masonholder, husband and wife
Purpose: Ingress and egress
Recording Date: March 8, 1955
Recording No.: 514230
2. Special Use Permit No. SP-84-016 and the terms and conditions thereof:
Recording Date: August 1, 1984
Recording No.: 8408100036
3. Notice of On-Site Sewage System Status and the terms and conditions thereof
Recording Date: March 19, 1985
Recording No.: 8503190025
4. Mound Fill System Installation Conditional Agreement and the terms and conditions thereof
Recording Date: July 19, 1988
Recording No.: 88087190009
5. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Granted to: John and Sandra Thomas, husband and wife
Purpose: Ingress, egress and utility
Recording Date: November 4, 1996
Recording No.: 9611040097
6. Agreement and the terms and conditions thereof
Recording Date: May 3, 2000
Recording No.: 200005030063
7. Variance and the terms and conditions thereof:
Recording Date: April 18, 2001
Recording No.: 200104180095
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

EXHIBIT "A"Exceptions
(continued)

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 SHORT PLAT NO. PL01-0579:

Recording No: 200202010016

9. Boundary Line Adjustment Quit Claim Deed including the terms, covenants and provisions thereof

Recording Date: December 9, 2005
Recording No.: 200512090118

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

Granted to: City of Mount Vernon
Purpose: Emergency Access, Storm Drainage Pond, Sanitary Sewer and other related purposes
Recording Date: December 11, 2006
Recording No.: 200612110207

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

Granted to: Puget Sound Energy, Inc.
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances
Recording Date: October 14, 2015
Recording No.: 201510140051
Affects: Portion of said premises

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

Granted to: City of Mount Vernon
Purpose: Repairing, replacing, operating and maintaining sanitary sewer service and related utility facilities
Recording Date: November 3, 2015
Recording No.: 201511030042
Affects: Portion of said premises

13. Notice of Mitigation Areas and Easements for Native Growth Protection including the terms, covenants and provisions thereof

Recording Date: March 21, 2016

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

Recording No.: 201603210161

14. Restrictive Covenant (Regarding Eligible Adult Residents) including the terms, covenants and provisions thereof

Recording Date: April 19, 2016

Recording No.: 201604190058

Possible monetary amounts regarding School Impact Fees

15. Resolution No. 901 Accepting Development Agreement including the terms, covenants and provisions thereof

Recording Date: July 18, 2016

Recording No.: 201607180127 being a rerecord of Recording No.: 201602110007

16. 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 Final Woodside PUD LU-07-009 (Final PUD Plan):

Recording No: 201607270024

17. 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 Plat of Woodside PUD Division 1 and 2:

Recording No: 201607270025

18. 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

Recording Date: July 27, 2016

Recording No.: 201607270026

Modification(s) of said covenants, conditions and restrictions

EXHIBIT "A"
Exceptions
(continued)

Recording Date: December 21, 2017
Recording No.: 201712210049

Modification(s) of said covenants, conditions and restrictions

Recording Date: January 28, 2019
Recording No.: 201901280093

Modification(s) of said covenants, conditions and restrictions

Recording Date: November 4, 2019
Recording No.: 201911040122

19. 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: Woodside PUD Community Association
Recording Date: July 27, 2016
Recording No.: 201607270026

20. Agreement for Maintenance of Stormwater Pond During Construction Phases and the terms and conditions thereof:

Recording Date: July 27, 2016
Recording No.: 201607270027

21. 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 for transmission, distribution and sale of electricity
Recording Date: June 15, 2017
Recording No.: 201706150052

22. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

In favor of: Woodside 3, 4 & 5, LLC, a Washington limited liability company
Purpose: Utilities
Recording Date: October 31, 2017
Recording No.: 201710310143

23. 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

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

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 Plat of Woodside PUD Divisions 3, 4 & 5:

Recording No: 201712210048

24. 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 for transmission, distribution and sale of electricity
Recording Date: April 4, 2018
Recording No.: 201804040056

25. 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 Plat of Woodside PUD Divisions 6 & 7:

Recording No: 201901280092

26. 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 for transmission, distribution and sale of electricity
Recording Date: June 3, 2019
Recording No.: 201906030107

27. 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 Plat of Woodside PUD Divisions 8 & 9:

Recording No: 201911040121

28. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.

29. Assessments, if any, levied by Woodside PUD Community Association.

EXHIBIT "A"
Exceptions
(continued)

30. Assessments, if any, levied by Mt Vernon.
31. 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 01/21/2025
between Bruce Bollert, Jane Wagner ("Buyer")
Buyer Buyer
and Charles M Ivory, Angela Napolitano-Ivory ("Seller")
Seller Seller
concerning 210 Alpine View Dr, 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.

Signed by:			
<u>Bruce Bollert</u>	<u>1/21/2025 11:15 AM PST</u>	<u>Charles M Ivory</u>	<u>1-21-25</u>
<small>Buyer</small>	<small>Date</small>	<small>Seller</small>	<small>Date</small>
<u>Jane Wagner</u>	<u>1/21/2025 10:45 AM PST</u>	<u>Angela Napolitano-Ivory</u>	<u>1/21/25</u>
<small>Buyer</small>	<small>Date</small>	<small>Seller</small>	<small>Date</small>
<small>Jane Wagner</small>		<small>Angela Napolitano-Ivory</small>	