

When recorded return to:
Robert Darrill Carroll
1927 Silver Loop
Mount Vernon, WA 98274

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20250508
Feb 25 2025
Amount Paid \$10621.10
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

Escrow No.: 620058057

*Chicago Title
620058057*

STATUTORY WARRANTY DEED

THE GRANTOR(S) Donald C. Boice and Linda L. Boice as Trustees of The Donald C Boice and Linda L Boice Revocable Trust dated July 19, 1999

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys and warrants to Robert Darrill Carroll, an unmarried person and Mark Alan Fout, an unmarried person

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

LOT 17, PLAT OF BIG FIR SOUTH, P.U.D. NO. LU-06-089, RECORDED MAY 29, 2014, UNDER AUDITOR'S FILE NO. 201405290037, 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): P131969 / 6019-000-000-0017

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: 2-24-25

The Donald C Boice and Linda L Boice Revocable Trust dated July 19, 1999

BY: Donald C Boice
Donald C Boice
Trustee

BY: Linda L Boice
Linda L Boice
Trustee

State of Washington

County of SKagit

This record was acknowledged before me on February 24, 2025 by Donald C Boice and Linda L Boice as Trustee and Trustee, respectively, of The Donald C Boice and Linda L Boice Revocable Trust dated July 19, 1999.

Lorrie J Thompson
(Signature of notary public)
Notary Public in and for the State of Washington
My appointment expires: 6-1-2028

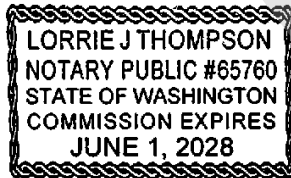


EXHIBIT "A"
Exceptions

1. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
 - Granted to: The City of Mount Vernon, a municipal corporation of Skagit County, Washington
 - Purpose: Drainage facilities
 - Recorded: January 15, 1980
 - Recording No.: 8001150015
 - Affects: Portion of said premises

2. City of Mount Vernon Ordinance No. 3202 including the terms, covenants and provisions thereof:
 - Recording Date: June 28, 2004
 - Recording No.: 200406280217

3. Terms and conditions of various instruments of record, executed for boundary line adjustment purposes;
 - Recording No.: 200511210248
 - Recording No.: 200511230106
 - Recording No.: 200512300211
 - Recording No.: 200601260115

4. 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 limited liability company
 - Purpose: Electric transmission and/or distribution line, together with necessary appurtenances
 - Recording Date: May 16, 2012
 - Recording No.: 201205160074
 - Affects: Portion of said premises

5. Temporary Construction Easement and Agreement including the terms, covenants and provisions thereof
 - Recording Date: December 20, 2012
 - Recording No.: 201212200067

6. 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

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

Recording Date: August 26, 2013
 Recording No.: 201308260192
 Affects: Portion of said premises

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: February 15, 2007
 Recording No.: 200702150078

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

Granted to: City of Mount Vernon, a municipal corporation
 Purpose: Temporary construction easement for the placement of personnel and equipment for construction of public street improvements
 Recording Date: June 20, 2011
 Recording No.: 201106200175
 Affects: as described in said instrument

9. 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 the Plat of Big Fir South, P.U.D. No. LU-06-089:

Recording No: 201405290037

10. 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: March 23, 2007
 Recording No.: 200703230074

Modification(s) of said covenants, conditions and restrictions

EXHIBIT "A"Exceptions
(continued)

Recording Date: July 25, 2007
Recording No.: 200707250054

Modification(s) of said covenants, conditions and restrictions

Recording Date: May 29, 2014
Recording No.: 201405290038

11. 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: Big Fir Community Association
Recording Date: March 23, 2007
Recording No.: 200703230074

12. 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.
13. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
14. Assessments, if any, levied by Mt Vernon.
15. City, county or local improvement district assessments, if any.