



**202503280131**

03/28/2025 11:50 AM Pages: 1 of 5 Fees: \$307.50  
Skagit County Auditor

**PREPARED BY:**  
NORTH CITY LAW, PC

**WHEN RECORDED RETURN TO:**  
David Haukur Boyd and Remy Boyd  
4303 Marine Crest Place  
Anacortes, WA 98221

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

20250875  
MAR 28 2025

Amount Paid \$   
By Skagit Co. Treasurer Deputy

DOCUMENT TITLE	Quit Claim Deed
REFERENCE NUMBER OF RELATED DOCUMENTS	202101050046
GRANTOR	Dave Haukur Boyd and Remy Boyd, a married couple
GRANTEE	David Haukur Boyd and Remy Boyd, Trustees, The Boyd Trust
ASSESSOR'S PARCEL NUMBER	3858-000-065-0500

### Quit Claim Deed

THE GRANTORS, DAVE HAUKUR BOYD, also known as David Haukur Boyd, and REMY BOYD, a married couple for and in consideration of transfer to revocable living trust, do convey and quit claim to DAVID HAUKUR BOYD AND REMY BOYD, TRUSTEES, THE BOYD TRUST, their entire interest in the following described real estate, situated in the County of Skagit, State of Washington, together with all after acquired title of the grantor herein:

#### LEGAL DESCRIPTION:

LOT 4, CITY OF ANACORTES SHORT PLAT NO. ANA 04-003, APPROVED MAY 16, 2005 AND RECORDED MAY 20, 2005 UNDER AUDITOR'S FILE NO. 200505200118, RECORDS OF SKAGIT COUNTY WASHINGTON, BEING A PORTION OF TRACT 65, AND THE NORTH HALF OF TRACT 64, ANACO BEACH ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 5 OF PLATS, PAGE 4, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATED IN SKAGIT COUNTY, STATE OF WASHINGTON

Tax Parce Number: P123001/3858-000-065-0500

SUBJECT TO: SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

DATED 24 March 2025

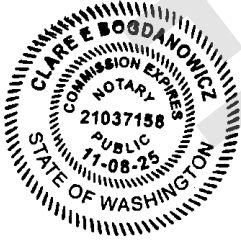
\_\_\_\_\_  
DAVID HAUKUR BOYD

\_\_\_\_\_  
REMY BOYD

STATE OF WASHINGTON )  
 ) ss.  
COUNTY OF SKAGIT )

On this 24 day of March, 2025, personally appeared before me DAVID HAUKUR BOYD and REMY BOYD to me known to be the individuals described in and who executed the within and foregoing instrument, and acknowledged that they signed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

Given under my hand and official seal this 24 day of March, 2025.



Clare Bogdanowicz

CLARE E. BOGDANOWICZ

Notary Public in and for the State of Washington

Residing at Anacortes, Washington

My Commission Expires November 8, 2025

**Exhibit "A"**  
**Exceptions**

1. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, 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 CITY OF ANACORTES SHORT PLAT NO. ANA 04-003:

Recording No: 200505200118

2. 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 and/or distribution line, together with necessary

Recording Date: June 16, 1987  
Recording No.: 8706160051  
Affects: Tract 65 of Anaco Beach

3. Agreement, including the terms and conditions thereof; entered into;  
By: Todd Kirkpatrick  
And Between: Skagit County  
Recorded: July 18, 1988  
Auditor's No. 8807180001, records of Skagit County, Washington  
Providing: Mound Fill System Installation Conditional Agreement

4. View Encumbrance, including the terms and conditions thereof; created by instrument;  
Recorded: November 22, 2000  
Auditor's File No.: 200011220107, records of Skagit County, Washington

5. 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 app  
Recording Date: February 14, 2005  
Recording No.: 200502140153  
Affects: As constructed or to be constructed on a portion of Lots 64 and 65 of Anaco Beach

6. Agreement, including the terms and conditions thereof; entered into;  
By: City of Anacortes  
And Between: Todd Kirkpatrick  
Recorded: May 23, 2005  
Auditor's No 200505230116, records of Skagit County, Washington  
Providing: Allowing encroachment into right-of-way

7. 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, 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 in the document

**Exhibit "A"**  
**Exceptions**  
**(continued)**

Recording Date: May 27, 2005  
Recording No. 200505270229

Modification(s) of said covenants, conditions and restrictions

Recording Date: July 13, 2005; July 19, 2005, January 20, 2006, April 24, 2007 and December 3, 2015

Recording No.: 200507130131, 200507190001, 200601200010, 200704240095, 201512030061 and 201512030062

8. Any unpaid assessments or charges and liability to further assessments or charges, for which a lien may have arisen (or may arise), all as provided for in instrument set forth below:

Imposed by: Empire One Development and Holdings, Inc.  
Recording Date: May 25, 2005  
Recording No.: 200505270229

9. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, 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: 200512010170

10. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, 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: 201906070103

11. 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.

**Exhibit "A"**  
**Exceptions**  
**(continued)**

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."

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

13. City, county or local improvement district assessments, if any.

14. Assessments, if any, levied by Marine Crest Association.

15. Assessments, if any, levied by City