

When recorded return to:

George Bowen and Jan Bowen
192 Osprey Ln
Eastsound, WA 98245

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20251474

May 15 2025

Amount Paid \$20420.00
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.: 620058878

CHICAGO TITLE

620058878

STATUTORY WARRANTY DEED

THE GRANTOR(S) Neff W. Russell also appearing of record as Neff Wayne Russell, an unmarried person and Neff W. Russell as Personal Representative of The Estate of Vicki Lynn Russell, deceased for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys and warrants to George Bowen and Jan Bowen, a married couple

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

LOT 15, "PLAT OF EAGLEMONT PHASE 1A," AS PER PLAT RECORDED IN VOLUME 15 OF PLATS, PAGES 130 THROUGH 146, INCLUSIVE, 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): P104282 / 4621-000-015-0004

Subject to:

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

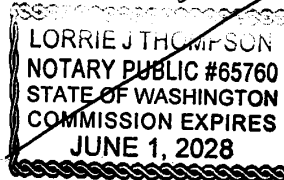
STATUTORY WARRANTY DEED (continued)

Dated: 9 May 2025

Neff W. Russell
Neff W. Russell

The Estate of Vicki Lynn Russell, deceased

BY: Neff W. Russell
Neff W. Russell
Personal Representative

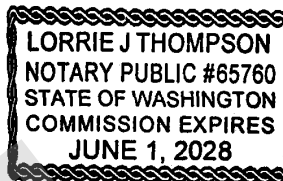


State of Washington
County of SKagit

This record was acknowledged before me on 5-9-2025 by Neff W. Russell.

Lorrie J Thompson
(Signature of notary public)

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



State of Washington
County of SKagit

This record was acknowledged before me on 5-9-2025 by
Neff W. Russell

as Personal Representative of
Estate of Vicki Lynn Russell

Lorrie J Thompson
(Signature of notary public)

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

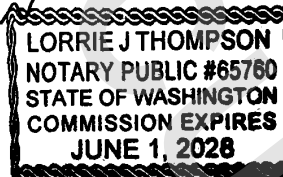


EXHIBIT "A"
Exceptions

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 the PLAT OF EAGLEMONT PHASE 1A:

Recording No: 9401250031

2. Easement, including the terms and conditions thereof, granted by instrument(s);

Recorded: October 11, 1993
Recording No.: 9310110127
In favor of: Cascade Natural Gas Corporation, a Washington corporation
For: 10 foot right-of-way contract

Note: Exact location and extent of easement is undisclosed of record.

3. Easement, including the terms and conditions thereof, granted by instrument;

Recorded: November 2, 1993
Recording No.: 9311020145
In favor of: Puget Sound Power and Light Company, a Washington corporation
For: Electric transmission and/or distribution line, together with necessary appurtenances
Affects: All streets and roads within said plat, exterior 10 feet of all lots parallel with street frontage, and 20 feet parallel with Waugh Road

4. 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: January 25, 1994
Recording No.: 9401250030

Modification(s) of said covenants, conditions and restrictions

Recording Date: December 11, 1995
Recording No.: 9512110030

EXHIBIT "A"

Exceptions
(continued)

Modification(s) of said covenants, conditions and restrictions

Recording Date: March 18, 1996
Recording No.: 9603180110

Modification(s) of said covenants, conditions and restrictions

Recording Date: February 1, 2000
Recording No.: 200002010099

Modification(s) of said covenants, conditions and restrictions

Recording Date: February 1, 2000
Recording No.: 200002010100

5. 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: Sea-Van Investments Association and Eaglemont Community
Homeowners Association
Recording No.: 9401250030

6. 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: 9212100080

7. Exceptions and reservations contained in deed whereby the grantor excepts and reserves all oil, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working the same and providing that such rights shall not be exercised until provision has been made for full payment of all damages sustained by reason of such entry

Grantor: State of Washington
Recording No.: 349044

Right of the State of Washington or its successors, subject to payment of compensation, to acquire rights of way for private railroads, skid roads, flumes, canals, water courses or other easements for transporting and moving timber, stone, minerals and other products from this and other land, as reserved in above-referenced deed.

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

EXHIBIT "A"

Exceptions
(continued)

document:

In favor of: Puget Sound Power & Light Company, a Washington corporation
Purpose: Electric transmission and/or distribution line
Recording Date: August 25, 1993
Recording No.: 9308250085
Affects: A 10-foot wide strip in the southeast quarter of the southeast quarter of section 17, township 34 north, range 4 east of the willamette meridian

Note: Exact location and extent of easement is undisclosed of record.

9. Development Agreement to Eaglemont Gold Course Community Master Plan

Recording Date: June 2, 2010
Recording No.: 201006020039

10. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
11. Assessments, if any, levied by Mt Vernon.
12. 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 April 15, 2025
between George Bowen Jan Bowen ("Buyer")
Buyer Buyer
and Neff W Russell ("Seller")
Seller Seller
concerning 1325 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.

Authentisign
George Bowen 04/15/2025
Buyer Date

Authentisign
Neff W Russell 04/16/25
Seller Date

Authentisign
Jan Bowen 04/15/2025
Buyer Date

Seller Date