

202508150076

08/15/2025 02:50 PM Pages: 1 of 5 Fees: \$307.50  
Skagit County Auditor, WA

**When recorded return to:**  
Bethany Hiser and Jonathan Hiser  
505 Upland Place  
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
Affidavit No. 20252650  
Aug 15 2025  
Amount Paid \$11787.00  
Skagit County Treasurer  
By Lena Thompson Deputy

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

**CHICAGO TITLE CO.**  
*620059711*

Escrow No.: 620059711

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Phoebe Barnard and John Bowey, who also appears of record as John Ronald Bowey, 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 Bethany Hiser and Jonathan Hiser, a married couple

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

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

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

LT 24, THE UPLANDS

Tax Parcel Number(s): P78164/4206-000-024-0006

Subject to:

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

STATUTORY WARRANTY DEED

(continued)

Dated: August 15, 2025

[Signature]  
Phoebe Barnard

[Signature]  
John Bowey

State of Washington  
County of Skaagit

This record was acknowledged before me on 08/15/2025 by Phoebe Barnard and John Bowey.

[Signature]  
(Signature of notary public)  
Notary Public in and for the State of Washington  
My commission expires: 06/29/2027



**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P78164/4206-000-024-0006**

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Lot 24, THE UPLANDS, according to the plat thereof, recorded in Volume 10 of Plats, page 43, records of Skagit County, Washington.

Together with that portion of the West Half of the Southeast Quarter of the Northwest Quarter of Section 21, Township 34 North, Range 4 East of the Willamette Meridian, described as follows:

Beginning at the Northeast corner of said West Half;  
Thence North 88°30'28" West, along the North line of said West Half, said North line being further described as being the South line of the plat of The Uplands, according to the plat thereof recorded in Volume 10 of Plats, page 43, records of Skagit County, Washington, a distance of 375.00 feet to the point of beginning at the Southeast corner of Lot 24 of said plat;  
Thence continuing North 88°30'28" West, along said South line a distance of 95.00 feet to the Southwest corner of said Lot 24;  
Thence South 00°46'02" West along the Southerly extension of the West line of said Lot 24, a distance of 50.00 feet to the South line of the North 50.00 feet of said West Half;  
Thence South 88°30'28" East a distance of 95.00 feet;  
Thence North 00°46'02" East a distance of 50.00 feet to the point of beginning.

Situate in the County of Skagit, State of Washington.

**EXHIBIT "B"**  
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 Plat of The Uplands:

Recording No: 785778

2. 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: September 27, 1973  
Recording No.: 791411

3. 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 Boundary Line Adjustment Quit Claim Deed:

Recording No: 9902180055

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

Granted to: Briar Development Company  
Purpose: Utilities  
Recording Date: February 18, 1999  
Recording No.: 9902180055

5. 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

**EXHIBIT "B"**Exceptions  
(continued)Recording Date: February 18, 1999  
Recording No.: 9902180056

6. 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."

7. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
8. City, county or local improvement district assessments, if any.
9. Assessments, if any, levied by City of Mount Vernon.