

When recorded return to:

Gerrit van den Engh and Barbara Trask
41219 Elysian Lane
Concrete, WA 98237

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20252798

Aug 28 2025

Amount Paid \$24870.00
Skagit County Treasurer
By Lena Thompson Deputy

GNW 25-24230

STATUTORY WARRANTY DEED

THE GRANTOR(S) Bryan B. Bowers, an unmarried person, _____,

for and in consideration of ten dollars and other valuable consideration

in hand paid, conveys, and warrants to Gerrit van den Engh and Barbara Trask, a married couple

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

FOR PROPERTY DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART
HEREOF.

Abbreviated legal description: Property 1:
SECTION 10, TOWNSHIP 35 NORTH, RANGE 6 EAST - SW NW

This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may
appear in the public record, including those shown on any recorded plat or survey as described in Exhibit "B"
attached hereto

Tax Parcel Number(s): P40952, P113478, P137262

Dated: 8-25-2025

Bryan B. Bowers
Bryan B. Bowers

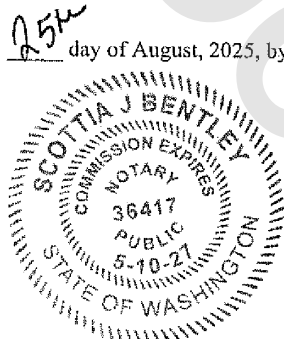
STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on this 25th day of August, 2025, by Bryan B. Bowers.

Scottie Bentley
Signature

Notary
Title

My commission expires: 5-10-2027



Statutory Warranty Deed
LPB 10-05

**EXHIBIT A
LEGAL DESCRIPTION**

Property Address: 7433 Healy Road, Sedro-Woolley, WA 98284
Tax Parcel Number(s): P40952, P113478, P137262

Property Description:

PARCEL A:

THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 35 NORTH, RANGE 6 EAST OF W.M.,

EXCEPT THE SOUTH HALF OF THE SOUTH HALF THEREOF.

EXCEPT HEALY ROAD, AS ESTABLISHED BY ORDER RECORDED JANUARY 16, 1986, UNDER AUDITOR'S FILE NO. 8601160067.

AND EXCEPT THE FOLLOWING TWO TRACTS:

TRACT 1:

THAT PORTION OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 35 NORTH, RANGE 6 EAST, W.M., DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 10; THENCE NORTH 01° 16' 16" EAST ALONG THE WEST LINE OF SAID SECTION 10, A DISTANCE OF 398.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 01° 16' 16" EAST ALONG SAID WEST LINE, A DISTANCE OF 97.00 FEET; THENCE LEAVING SAID WEST LINE OF SECTION 10 SOUTH 74° 23' 20" EAST, A DISTANCE OF 144.81 FEET; THENCE SOUTH 01° 16' 16" WEST, A DISTANCE OF 64.05 FEET; THENCE NORTH 87° 33' 30" WEST, A DISTANCE OF 125.63 FEET; THENCE NORTH 87° 22' 20" WEST, A DISTANCE OF 14.70 FEET TO THE WEST LINE OF SAID SECTION 10 AND THE POINT OF BEGINNING.

EXCEPT HEALY ROAD, AS ESTABLISHED BY ORDER RECORDED JANUARY 16, 1986, UNDER AUDITOR'S FILE NO. 8601160067.

TRACT 2:

THAT PORTION OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 35 NORTH, RANGE 6 EAST, W.M., DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 10; THENCE NORTH 01° 16' 16" EAST ALONG THE WEST LINE OF SAID SECTION 10, A DISTANCE OF 495.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 01° 16' 16" EAST ALONG SAID WEST LINE, A DISTANCE OF 231.02 FEET; THENCE LEAVING SAID WEST LINE OF SECTION 10 SOUTH 74° 23' 20" EAST, A DISTANCE OF 144.81 FEET; THENCE SOUTH 01° 16' 16" WEST, A DISTANCE OF 231.02 FEET; THENCE NORTH 74° 23' 20" WEST, A DISTANCE OF 144.81 FEET TO THE WEST LINE OF SAID SECTION 10 AND THE POINT OF BEGINNING.

PARCEL B:

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A PORTION OF THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 35 NORTH, RANGE 6 EAST, W.M., DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 10; THENCE NORTH 01° 16' 16" EAST ALONG THE WEST LINE OF SAID SECTION 10, A DISTANCE OF 297.97 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 01° 16' 16" EAST ALONG SAID WEST LINE, A DISTANCE OF 27.73 FEET TO THE NORTH LINE OF THE SAID SOUTH 1/2 OF THE SOUTH 1/2 OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 10; THENCE LEAVING SAID WEST LINE OF SECTION 10 SOUTH 87° 33' 30" EAST ALONG SAID NORTH LINE OF THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 10, A DISTANCE OF 140.33 FEET; THENCE LEAVING SAID NORTH LINE OF THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 10 SOUTH 80° 22' 54" WEST, A DISTANCE OF 132.69 FEET; THENCE NORTH 87° 33' 30" WEST, A DISTANCE OF 10.00 FEET TO THE WEST LINE OF SAID SECTION 10 AND THE POINT OF BEGINNING.

EXCEPT HEALY ROAD, AS ESTABLISHED BY ORDER RECORDED JANUARY 16, 1986, UNDER AUDITOR'S FILE NO. 8601160067.

EXHIBIT B

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9. Regulatory notice/agreement regarding This parcel lies within an area designated as forest by Skagit County that may include covenants, conditions and restrictions affecting the subject property, recorded on October 9, 1996 as Auditor's File No. 9610090017 .

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice. Said notice/agreement may pertain to governmental regulations for building or land use. Said matters are not a matter of title insurance. If such non-title insurance matters are shown, they are shown as a courtesy only, without the expectation that all such matters have been shown.

Affects Parcel A

10. Terms and conditions of Variance for music workshop/retreat facility as recorded February 12, 1997 under Auditor's File No. 9702120039.
(Affects Parcel A)

11. Any and all offers of dedications, conditions, restrictions, easements, fence line/boundary discrepancies and encroachments, notes, provisions and/or any other matters as disclosed and/or delineated on the face of the following plat/short plat/survey named SHORT PLAT 94-028 recorded on October 10, 1994 as Auditor's File No. 9410100002.

12. LOT CERTIFICATION AND THE TERMS AND CONDITIONS THEREOF:
Recorded: June 10, 2024
Auditor's File No.: 202406100065
(Affects Parcel A)

13. Rights of others in and to the use of the waters of the stream and/or creek and the natural flow thereof.

14. WAIVER AND COVENANT NOT TO SUE AND THE TERMS AND CONDITIONS THEREOF:
Between: Ken Hitt and Jamie Hitt, husband and wife
And: Skagit County
Recorded: October 15, 1993
Auditor's No.: 9310150086
(Affects Parcel B)

15. Regulatory notice/agreement regarding This parcel lies within an area or within 500 feet of land designated as natural resource land. that may include covenants, conditions and restrictions affecting the subject property, recorded on December 8, 2006 as Auditor's File No. 200612080074 .

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice. Said notice/agreement may pertain to governmental regulations for building or land use. Said matters are not a matter of title insurance. If such non-title insurance matters are shown, they are shown as a courtesy only, without the expectation that all such matters have been shown.

Affects Parcel B.

16. LOT CERTIFICATION AND THE TERMS AND CONDITIONS THEREOF:
Recorded: July 2, 2024
Auditor's File No.: 202407020046

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(Affects Parcel B)

17. Provisions and matters regarding Boundary Line Adjustment set forth on document recorded on December 17, 2024 under Auditor's File No. 202412170035.

18. The lands described herein have been classified as Open Space disclosed by notice recorded November 11, 1971 under Auditor's File No. 760484 and are subject to the provisions of RCW 84.34, which include the requirement of a continuation of restricted use in order to continue the present assessment rate. A change in use can cause an increased assessment rate for present and past years.

(Affects P113478)

Due to tax classification shown hereinabove, the Skagit/Island County Assessor requires that a separate "Notice of Continuance" accompany ALL Real Estate Excise Tax Affidavits requesting a continuance, AND that a separate "Check List" accompany ALL affidavits for either continuances or violations.

An "Open Space Farm and Agriculture Verification of Income Form" must accompany ALL Real Estate Excise Tax Affidavits for transfers of "Farm and Agricultural Land" that is less than 20 acres.

A Timber Management Plan may be required to accompany Real Estate Tax Affidavits for transfers of "Timber Land."

If the separate "Notice of Continuance" is not signed, all compensating or additional tax shall be due and payable at the time of sale. The County Assessor must be consulted at least 15 days prior to sale to determine the applicability and amount of any compensating or additional taxes.