

When recorded return to:

Tristan M. Boyce
15783 Quiet Cove Drive
Anacortes, WA 98221

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20260473

Feb 20 2026

Amount Paid \$4405.00
Skagit County Treasurer
By Lena Thompson Deputy

STATUTORY WARRANTY DEED

Land Title and Escrow (B)
Reference: 60030547-352

THE GRANTOR(S)

Victoria Conrardy Stowe, Personal Representative of The Estate of Patricia R. Stowe

for and in consideration of
Ten Dollars and other valuable consideration (\$10.00)

in hand paid, conveys and warrants to
Tristan M. Boyce, an unmarried person

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

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

SUBJECT TO: 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.

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

Ptn Blks 320, 321, Julius Potter's Plat of Fidalgo City TGW Ptn vacated alleys & 2nd Class tidelands

Tax Parcel Number(s): 4106-298-900-0006/P73441

Dated: 2-18-2026

The Estate of Patricia R. Stowe

By: Victoria Conrardy Stowe
Victoria Conrardy Stowe, Personal Representative

STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on this 18 day of February, 2026, by
Victoria Conrardy Stowe, Personal Representative of The Estate of Patricia R. Stowe.

Brianna Maldonado
Signature

Notary public
Title

My commission expires: Aug 30 2029

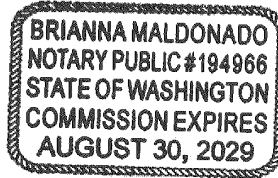


EXHIBIT A LEGAL DESCRIPTION

Property Address: 15783 Quiet Cove Drive, Anacortes, WA 98221
Tax Parcel Number(s): 4106-298-900-0006/P73441

Property Description:

The East 141.00 feet of the following described Tracts 1 and 2:

Tract 1:

Lots 1 to 14, inclusive, of vacated Block 320; fractional Lots 1 to 7, inclusive, of vacated Block 321 of "Julius S. Potter's Plat of Fidalgo City, Washington", as per plat recorded in Volume 2 of Plats, page 77, records of Skagit County, Washington.

TOGETHER WITH the vacated alleys of both Blocks 320 and 321; all of vacated Oliver Avenue between said Blocks 320 and 321; the vacated West 1/2 of Woodland Avenue abutting Block 320; the vacated South 1/2 of Stewart Street and the vacated North 1/2 of Starr Street lying West of the centerline of Woodland Avenue which upon vacated reverted to said premises by operation of law.

TOGETHER WITH the South 1/2 of the vacated North 1/2 of Stewart Street lying East of the West line of the Southerly extension of the West line of the alley in Block 298 of said Plat and lying Westerly of the centerline of Woodland Avenue as shown on said Potter's Plat to Fidalgo City.

ALSO TOGETHER with those tidelands of the second class, situate in front of, adjacent to or upon that portion of the government meander line and described in that certain instrument from Fred Eyre, a widower, to Fred Morelan and Kathryn Morelan, husband and wife, dated August 18, 1926 and recorded August 30, 1926 under Auditor's File No. 196865, and in that certain instrument from Agaton Olson and Bertha Olson, husband and wife, to Fred Morelan and Kathryn Morelan, husband and wife, dated October 28, 1927 and recorded November 14, 1927 under Auditor's File No. 208598.

EXCEPTING from the above, those portions conveyed by W.R. Morelan, George E. Morelan, and Frederick Morelan to Goodyear Nelson Hardwood Lumber Company, Inc., by those instruments recorded June 18, 1969 under Auditor's File Nos. 727847 and 727848. All in Section 24, Township 34 North, Range 1 East, W.M.

EXCEPTING from all the premises described above the South 370 feet thereof, measured at right angles to Starr Street.

Tract 2:

That portion of the "Julius S. Potter's Plat of Fidalgo City, Washington", as per plat recorded in Volume 2 of Plats, page 77, records of Skagit County, Washington, described as follows:

Beginning at the Southeast corner of Lot 8, Block 298 of said Plat;
thence North along the West line of the vacated alley in said Block 298, a distance of 50 feet;
thence East parallel to the South line of Blocks 298 and 299; and said block lines extended Easterly, to the centerline of vacated Woodland Avenue;
thence South along the centerline of vacated Woodland Avenue to the South line of the North 1/2 of the vacated

North 1/2 of Stewart Street;
thence West along the South line of said North 1/2 of the vacated North 1/2 of Stewart Street to a point South of
the point of beginning;
thence North to the point of beginning;

EXCEPT the West 150 feet thereof.

Situate in the County of Skagit, State of Washington.

Right to Manage Natural Resource Lands Disclosure

Skagit County's policy is to enhance and encourage Natural Resource Land management by providing County residents notification of the County's recognition and support of the right to manage Natural Resource Lands, e.g., farm and forest lands.

Skagit County Code 14.38.030(2) requires, in specified circumstances, recording of the following disclosure in conjunction with the deed conveying the real property:

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.

Washington State Law at RCW 7.48.305 also establishes that:

...agricultural activities conducted on farmland and forest practices, if consistent with good agricultural and forest practices and established prior to surrounding nonagricultural and nonforestry activities, are presumed to be reasonable and shall not be found to constitute a nuisance unless the activity or practice has a substantial adverse effect on public health and safety. ...An agricultural activity that is in conformity with such laws and rules shall not be restricted as to the hours of the day or day or days of the week during which it may be conducted.