

When recorded return to:
Justin Boyle and Mariah Swanson
12289 Bayhill Drive
Burlington, WA 98233

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20260787

Mar 20 2026

Amount Paid \$13745.00
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

W20061314

Escrow No.: 620061314

STATUTORY WARRANTY DEED

THE GRANTOR(S) Kristopher D. Reece and Amy J. Reece, 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 Justin Boyle and Mariah Swanson, 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.)

PARCEL A - LT 16, BAY HILL VILLAGE DIV. II

PARCEL B - PTN GOVT LT 3, SEC 2-34N-3E, W.M., PTN LT 16, BAY HILL VILLAGE DIV. II

Tax Parcel Number(s): P104428 / 4618-000-016-0005, P20981 / 340302-2-011-0100

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: 3/13/26

[Signature]
Kristopher D. Reece

[Signature]
Amy J. Reece

State of Washington

County of SKAGIT

This record was acknowledged before me on March 13, 2026 by Kristopher D. Reece and Amy J. Reece.

[Signature]
(Signature of notary public)
Notary Public in and for the State of Washington
My appointment expires: 6-1-2028

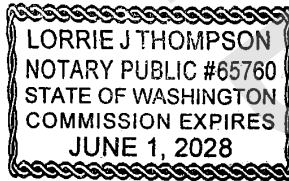


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P104428 / 4618-000-016-0005 and P20981 / 340302-2-011-0100

PARCEL "A":

LOT 16, "BAY HILL VILLAGE DIVISION II", AS PER PLAT RECORDED IN VOLUME 15 OF PLATS, PAGES 125 AND 126, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

PARCEL "B":

THE SOUTH 80 FEET OF THE NORTH 587.74 FEET OF THE EAST 16 FEET OF GOVERNMENT LOT 3, SECTION 2, TOWNSHIP 34 NORTH, RANGE 3 EAST, W.M., WHICH LIES DIRECTLY WEST OF AND ADJACENT TO THE WEST LINE OF LOT 16, "BAY HILL VILLAGE DIVISION II", AS PER PLAT RECORDED IN VOLUME 15 OF PLATS, PAGES 125 AND 126, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"
Exceptions

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

Purpose: A right-of-way for a private road
Recording Date: October 4, 1920
Recording No.: 41595
Affects: Portion of said premises

The legal description contained in said easement is not sufficient to determine its exact location within said premises.

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

Purpose: Pipeline
Recording Date: September 28, 1954
Recording No.: 507233
Affects: Portion of said premises

The legal description contained in said easement is not sufficient to determine its exact location within said premises.

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

In favor of: Trans Mountain Oil Pipe Line Corp.
Purpose: Construction, operation and maintenance of pipeline
Recording Date: June 14, 1968
Recording No.: 714476
Affects: Portion of said premises

4. 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 appurtenances
Recording Date: July 17, 1990
Recording No.: 9007170071
Affect: Portion of said premises

5. 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

EXHIBIT "B"

Exceptions
(continued)

appurtenances

Recording Date: July 27, 1993
Recording No.: 9307270053
Affect: Portion of said premises

6. 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: March 8, 1991
Recording No.: 9103080026

Modification(s) of said covenants, conditions and restrictions

Recording Date: December 16, 1993
Recording No.: 9312160009

7. 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: Bay Hill Village Homeowners Association
Recording Date: March 8, 1991
Recording No.: 9103080026

8. 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 Bay Hill Village Div. II:

Recording No: 9312200160

9. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
10. 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

EXHIBIT "B"Exceptions
(continued)

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."

11. Assessments, if any, levied by Bay Hill Village Homeowners Association.
12. City, county or local improvement district assessments, if any.

John L. Scott
REAL ESTATE

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 February 18, 2026

between Justin Boyle Buyer Mariah Swanson Buyer ("Buyer")
and Kristopher D Reece Seller Amy J Reece Seller ("Seller")
concerning 12289 Bayhill Dr Address Burlington City WA 98233 State Zip (the "Property")

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.

AuthentSIGN
Justin Boyle 02/18/2026
Buyer Date

AuthentSIGN
Kristopher D Reece 02/16/2026
Seller Date

AuthentSIGN
Mariah Swanson 02/18/2026
Buyer Date

AuthentSIGN
Amy J Reece 02/17/2026
Seller Date