



201502030109

Skagit County Auditor

\$77.00

2/3/2015 Page

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6 4:10PM

When recorded return to:

Byrne E. Lovell and Margaret Lovell
3925 NE 35 Avenue
Portland, OR 97212

POOR ORIGINAL

Recorded at the request of:

File Number: A108737

GUARDIAN NORTHWEST TITLE CO.

Statutory Warranty Deed

A108737

THE GRANTORS Jeffrey T. Lovell, as his separate estate, and Vicky J. Lovell, Trustee of the Vicky Lovell Trust dated June 4, 2014, each as to an undivided one-quarter interest, for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to GRANTEE Byrne E. Lovell, a married man, as his separate estate, as to an undivided 1/4 interest, and Margaret Lovell, a married woman, as her separate estate, as to an undivided 1/4 interest the following described real estate, situated in the County of Skagit, State of Washington.

Abbreviated Legal:

Lots 105, 106 and Ptn. of 107, Rancho San Juan Del Mar, Subdivision #3

For Full Legal See Attached Exhibit "A"

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): P68302, 3974-000-106-0009, P68303, 3974-000-107-0008

Dated 1/27/2015

Jeffrey T. Lovell
Jeffrey T. Lovell

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2015 355

FEB 03 2015

Amount Paid \$ 7588.76

By M. M. M. Deputy
Skagit Co. Treasurer

Vicky Lovell Trust

signed in counterpart

By: Vicky J. Lovell, Trustee

When recorded return to:
Byrne E. Lovell and Margaret Lovell
3925 NE 35 Avenue
Portland, OR 97212

Recorded at the request of:

File Number: A108737

Statutory Warranty Deed

THE GRANTORS Jeffrey T. Lovell, as his separate estate, and Vicky J. Lovell, Trustee of the Vicky Lovell Trust dated June 4, 2014, each as to an undivided one-quarter interest, for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to GRANTEE Byrne E. Lovell, a married man, as his separate estate, as to an undivided 1/4 interest, and Margaret Lovell, a married woman, as her separate estate, as to an undivided 1/4 interest the following described real estate, situated in the County of Skagit, State of Washington.

Abbreviated Legal:

Lots 105, 106 and Ptn. of 107, Rancho San Juan Del Mar, Subdivision #3

For Full Legal See Attached Exhibit "A"

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): P68302, 3974-000-106-0009, P68303, 3974-000-107-0008

Dated 1/27/2015

signed in counterpart

Jeffrey T. Lovell

Vicky Lovell Trust

By: Vicky J. Lovell, Trustee

See attached Acknowledgement Certificate dated 2/2/2015 For NOTARY P.N.A.



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STATE OF Oregon
COUNTY OF Lane } SS:

I certify that I know or have satisfactory evidence that Jeffrey T. Lovell, the person who appeared before me, and said person(s) acknowledged that he signed this instrument and acknowledge it to be his free and voluntary act for the uses and purposes mentioned in this instrument.

Date: Jun 30th 2015

Cherta Day
Printed Name: Cherta Day
Notary Public in and for the State of Oregon County: Lane
Residing at Spennsfield
My appointment expires: May 11th 2016

STATE OF California
COUNTY OF _____ } SS:

I certify that I know or have satisfactory evidence that Vicky J. Lovell is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it as the Trustee of the Vicky Lovell Trust, to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: _____

Notary Public in and for the State of California
Residing at _____
My appointment expires: _____



201502030109

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Sacramento

On February 2, 2015 before me, Michelle Shatto, Notary Public
(insert name and title of the officer)

personally appeared Vicky J Lovell
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature



(Seal)



^{see} Statutory Warranty Deed dated 1/27/2015 For signature WBN.P.



201502030109

EXHIBIT A

Parcel A:

Lots 105 and 106 of Rancho San Juan Del Mar, Subdivision No. 3, Plate 1, according to the plat thereof recorded in Volume 6 of Plats, page 19, records of Skagit County, Washington.

TOGETHER WITH second class tide lands abutting said lots.

Parcel B:

The South 1/2 of Tract 107 of Rancho San Juan Del Mar, Subdivision No. 3, Plate No. 1, according to the plat thereof recorded in Volume 6 of Plats, page 19, records of Skagit County, Washington, more particularly described as follows:

Beginning at the Southwest corner of said Tract; thence North $13^{\circ}52'$ West 37.5 feet to the true point of beginning; thence South $13^{\circ}52'$ East 37.5 feet; thence North $59^{\circ}18'$ East 348 feet to the Southeast corner of said Tract; thence North $23^{\circ}46'$ West 7.5 feet; thence Westerly in a straight line to the true point of beginning.



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EXHIBIT B

EXCEPTIONS:

A. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Name: Plat of Rancho San Juan Del Mar, Subdivision No. 3
Recorded: May 3, 1948
Auditor's No.: 417708

But omitting restrictions, if any, based on race, color, religion or national origin.

B. RESERVATIONS, PROVISIONS AND/OR EXCEPTIONS CONTAINED IN INSTRUMENT:

Executed By: Orville B. and Esther M. McCorkle
Recorded: October 10, 1952
Auditor's No.: 480953

C. Provision for maintenance as disclosed by Del Mar Community Service, Inc., in a letter dated November, 1976.

D. Terms and provisions of that certain Contract dated July 19, 1962, made between O. B. McCorkle and Esther M. McCorkle, his wife, and Del Mar Community Service, Inc., a Washington corporation, providing among other matters for the development of the water system and other facilities and issuance of certificates of membership, recorded January 9, 1963, under Auditor's File No. 630694. For the full particulars of said instrument, we refer you to the recorded document.

E. Right of the general public to the unrestricted use of all the waters of a navigable body of water, not only for the primary purposes of navigation, but also for corollary purposes, including (but not limited to) fishing, boating, bathing, swimming, water skiing and other related recreational purposes, as those waters may affect the tidelands, shorelands, or adjoining uplands, and whether the level of the water has been raised naturally or artificially to a maintained or fluctuating level, all as further defined by the decisional law of this state. (Affects all of the premises subject to such submergence.)

F. Right of the State of Washington in and to that portion, if any, of the property herein described which lies below the line ordinary high water of Rosario Strait.

G. Assignment of Membership Interest recorded under Auditor's File Nos. 200202120016 and 200202120017.

H. RESERVATIONS, PROVISIONS AND/OR EXCEPTIONS CONTAINED IN INSTRUMENT:

Executed By: Robert F. and Arlene Ruhl
Recorded: February 06, 1974
Auditor's No.: 796455

