



201509250094

Skagit County Auditor \$74.00  
9/25/2015 Page 1 of 3 1:41PM

When recorded return to:

Janice E. Roberts  
2646 Belmont Canyon Rd  
Belmont, CA 94002

Land Title and Escrow

157273-00

**STATUTORY WARRANTY DEED**

**THE GRANTOR(S)** Robert W. Bower and Wei D. Bower, husband and wife

for and in consideration of \$10.00 and good and other valuable considerations in hand paid, conveys, and warrants to Janice E. Roberts, an unmarried woman the following described real estate, situated in the County of Skagit, State of Washington:

LEGAL DESCRIPTION: See Exhibit "A" attached hereto and made a part hereof

SUBJECT TO: See Exhibit "B" attached hereto and made a part hereof

Abbreviated Legal: Ptn Lot 5, All Lot 6, Rancho San Juan Del Mar, Subdivision #2

Tax Parcel Number(s): 3973-000-006-001 Prop ID: P68249

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
20153906  
SEP 25 2015

Dated: September 23, 2015

Amount Paid \$ 8549.<sup>00</sup>  
Skagit Co. Treasurer  
By *Chen* Deputy

*Robert W. Bower*  
Robert W. Bower

*Wei D. Bower*  
Wei D. Bower

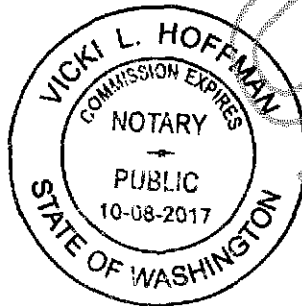
State of Washington  
County of SKAGIT

I certify that I know or have satisfactory evidence that Robert W. Bower and Wei D. Bower (is/are) the person(s) who appeared before me, and said person(s) acknowledge that (he/she/they) signed this instrument and acknowledged it to be (his/her/their) free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 9-24-15

*Vicki L. Hoffman*  
Notary Public in and for the State of Washington

My appointment expires: 10-8-17



## EXHIBIT A

### LEGAL DESCRIPTION:

Lot 6, "RANCHO SAN JUAN del MAR, SUBDIVISION NO. 2," as per plat recorded in Volume 5 of Plats, page 30, records of Skagit County, Washington.

TOGETHER WITH that portion obtained in Stipulation and Order filed August 13, 2007, in Skagit County Superior Court Case No. 06-2-00797-5 as recorded in the Skagit County Auditor's Office on August 13, 2007, under Auditor's File No. 200708130164, described as follows:

That portion of Lot 5, "RANCHO SAN JUAN del MAR, SUBDIVISION NO. 2," as per plat recorded in Volume 5 of Plats, page 30, records of Skagit County, Washington, lying Northerly of the following described line:

Beginning at the Southeast corner of said Lot 6;  
thence South  $75^{\circ}38'25''$  West a distance of 26.57 feet;  
thence North  $72^{\circ}25'50''$  West a distance of 15.70 feet to a point that is 2.00 feet South of the South line of said Lot 6;  
thence North  $89^{\circ}49'26''$  West, parallel to said South line, to the ordinary high water line of Burrows Bay and the terminus of this line description.

Situate in the County of Skagit, State of Washington.

Tax Account No. 3973-000-006-0001 / Property I.D. No.: P68249

## EXHIBIT B

### SUBJECT TO:

A. Right of the public to make all necessary slopes for cuts or fills upon the lots, blocks and tracts of land shown on the plat in the reasonable, original grading of all streets, avenues, alleys and roads shown thereon, as granted in the dedication of the plat.

B. Restrictions contained in the dedication of the plat of "Rancho San Juan del Mar, Subdivision No. 2", as set forth as hereto attached.

C. 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.

D. Any prohibition of or limitation of use, occupancy or improvement of the land resulting from the rights of the public or riparian owners to use any portion which is now, or has formerly been, covered by water.

E. Rights and easements for commerce, navigation and fisheries.

F. The effect, if any, of a Survey in Volume 9 of Surveys, page 148, of said premises recorded March 21, 1990, under Auditor's File No. 9003210008.

### G. TERMS AND CONDITIONS OF VARIANCE FOR SETBACKS:

Approved By: Skagit County

Recorded: March 8, 1990 and May 25, 1990

Auditor's No.: 9003080048 and 9005250046

### H. MATTERS DISCLOSED BY RECORD OF SURVEY:

Prepared By: Schemmer Engineering Inc.

Recorded: July 11, 2002

Auditor's File No.: 200207110030

### I. MAINTENANCE AGREEMENT AND THE TERMS AND CONDITIONS THEREOF

Grantor: TM Construction

Grantee: Kent Van Egdome

Dated: Not disclosed

Recorded: December 29, 2005

Auditor's No.: 200512290041

**(Affects portion of Lot 5 and includes other property)**

### J. LOT CERTIFICATION AND THE TERMS AND CONDITIONS THEREOF

Recorded: January 18, 2006

Auditor's File No.: 200601180014

**(Affects portion of Lot 5 and includes other property)**

### K. STIPULATION & ORDER RE: BOUNDARY LINE DISPUTE AND THE TERMS AND CONDITIONS THEREOF:

Between: Kent Van Egdome and Anna Van Egdome

And: Robert W. Bower and Wei D. Bower

Dated: August 13, 2007

Recorded: August 13, 2007

Auditor's No.: 200708130164