



201512140077

Skagit County Auditor

\$76.00

12/14/2015 Page

1 of

4 11:38AM

When recorded return to:

Marcia Jennings
Chicago Title Company of Washington
425 Commercial St
Mount Vernon, WA 98273

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273
Escrow No.: 620025889

CHICAGO TITLE

620025889

STATUTORY WARRANTY DEED

THE GRANTOR(S) Lawrence E. Stickles, Jr. and Marianne Stickles, husband and wife

for and in consideration of Ten And No/100 Dollars (\$10.00), and other valuable consideration

in hand paid, conveys, and warrants to James W. Harrison, Trustee of the James W. Harrison Trust
Dated Jan 26, 2001

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

That portion of Lots 5 and 6, Plate 2, Rancho San Juan Del Mar Subdivision No. 3, as more fully
described in Exhibit "A" which is attached hereto and made a part hereof.

Situated in Skagit County, Washington

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

Tax Parcel Number(s): P68290 / 3974-000-006-0000, P115228 / 3974-000-005-0000

Subject to: Conditions, covenants, restrictions and easements of record as more fully described in
Chicago Title Company Order 620025889, Schedule B, Special Exceptions, which are attached hereto
and made a part hereof.

Dated: December 10, 2015

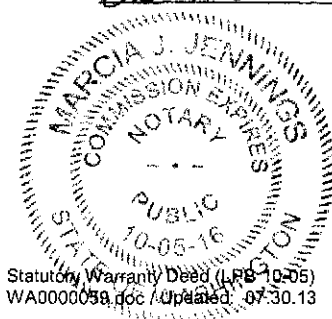
Lawrence E. Stickles, Jr.
Lawrence E. Stickles, Jr.

Marianne Stickles
Marianne Stickles

State of WashingtonCounty of Skagit

I certify that I know or have satisfactory evidence that

Lawrence E. Stickles, Jr. and Marianne Stickles
is/are the person(s) who appeared before me, and said person(s) acknowledged that
(he/she/they) signed this of instrument and acknowledged it to be (his/her/their) free and voluntary act
for the uses and purposes mentioned in this instrument.

Dated: December 11, 2015

Statutory Warranty Deed (LRB-10-05)
WA0000058.doc / Updated: 07-30-13

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20155020

DEC 14 2015

Amount Paid \$ 20,475.00

Skagit Co. Treasurer

By *nam* Deputy

Marcia J. Jennings
Name: Marcia J. Jennings
Notary Public in and for the State of WA
Residing at: Sedro-Woolley
My appointment expires: 10/5/2016

SCHEDULE "B"

SPECIAL EXCEPTIONS

1. Easement contained in Dedication of said plat;
For: All necessary slopes for cuts and fills and continued drainage of roads
Affects: Any portions of said premises which abut upon streets, avenue, alleys, and roads AND where water might take a natural course
2. Terms and provisions of the certain Contract
By: O. B. McCorkle and Esther M. McCorkle, husband and wife; and
Between: Del Mar Community Service, Inc., a Washington corporation
Dated: July 19, 1962
Recorded: January 9, 1963
Auditor's No.: 630694, records of Skagit County, WA
Providing for: Among other matters, the development of the water system and other facilities and issuance of certificates of membership
3. Any unpaid assessments or charges, and liability to further assessments or charges, for which a lien may have arisen (or may arise), disclosed by instrument
Recorded: January 9, 1963
Auditor's No.: 630694, records of Skagit County, WA
Imposed by: Del Mar Community Service, Inc.
4. As to any portion of said land now, formerly or in the future covered by water: Questions or adverse claims related to (1) lateral boundaries of any tidelands or shorelands; (2) shifting in course, boundary or location of the body of water; (3) rights of the State of Washington if the body of water is or was navigable; and (4) public regulatory and recreational rights (including powers of the USA) or private riparian rights which limit or prohibit use of the land or water.
5. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: May 26, 1970
Auditor's No(s).: 739429, records of Skagit County, Washington
In favor of: Norie Estvold, Inc.
For: Drainage
6. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, 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 **RANCHO SAN JUAN DEL MAR SUBDIVISION NO. 3**
7. Covenants, conditions, restrictions, and easements contained in declaration(s) of restriction, but omitting any covenants or restrictions, if any, 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;
Recorded: October 26, 1954
Auditor's No(s).: 508356, records of Skagit County, Washington
8. Agreement, including the terms and conditions thereof; entered into:
By: San Juan Fidalgo Properties, Inc., a Washington corporation
And Between: Del Mar Community Services, Inc., a Washington corporation
Recorded: April 13, 1990
Auditor's No. 9004130116, records of Skagit County, Washington
AMENDED by instrument(s):
Recorded: June 28, 1991
Auditor's No(s).: 9106280127, records of Skagit County, Washington
9. Agreement, including the terms and conditions thereof; entered into;
By: Richard A. Moore
And Between: Skagit County
Recorded: June 25, 1993
Auditor's No. 9306250135, records of Skagit County, Washington
Providing: On-site sewage disposal system not in compliance with current county requirements

SCHEDULE "B"

Special Exceptions (continued)

AND Memorandum which supersedes agreement recorded under Auditor's File No. 9306250135, records of Skagit County, Washington;

Recorded: August 1, 1994

Auditor's File No.: 9408010009, records of Skagit County, Washington

10. Agreement, including the terms and conditions thereof; entered into;
By: Richard A. Moore
And Between: Skagit County
Recorded: October 11, 1994
Auditor's No. 9410110064, records of Skagit County, Washington
Providing: Alternative Sewage System Installations
11. Record of Survey;
Recorded: August 16, 1995
Auditor's File No.: 9508160053, records of Skagit County, Washington
12. Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey
Recording Date: May 11, 2015
Recording No.: 201505210092
Matters shown: Possible encroachment of a fence along the Easterly line by varying amounts and encroachment of a fence into the road right of way along the Southerly border of said property
13. Dues, charges, and assessments, if any, levied by Del Mar Community Service, Inc.
14. City, county or local improvement district assessments, if any.
15. General and special taxes and charges, payable February 15; delinquent if first half unpaid on May 1 or if second half unpaid on November 1 of the tax year.

EXHIBIT "A"

Order No.: 620025889

For APN/Parcel ID(s): P68290 / 3974-000-006-0000 and P115228 / 3974-000-005-0000

Parcel A:

That portion of Lots 5 and 6, Plate 2, Rancho San Juan Del Mar Subdivision No. 3, according to the plat thereof recorded in Volume 6 of Plats, pages 19 through 22 (inclusive), records of Skagit County, Washington, described as follows:

Commencing at the South quarter corner of Section 10, Township 34 North, Range 1 East of the Willamette Meridian, as the same is shown on the face said Plate 2, Rancho San Juan Del Mar Subdivision No. 3;
thence South 88°49'15" East 400.00 feet along the South line of said Section 10, to the true point of beginning;
thence North 16°21'44" West 71.00 feet;
thence North 0°00'00" East 50.69 feet parallel with and 25.00 feet Westerly (as measured perpendicular to) the West line of said Lot 6 to the staking line as shown on the face of said Plate 2, Rancho San Juan Del Mar Subdivision NO. 2;
thence North 82°10'25" East 25.24 feet along said staking line to the West line of said Lot 6;
thence continuing along said staking line North 58°27'00" East 75.0 feet to the East line of said Lot 6;
thence South 12°09'00" East 294.44 feet along said East line of Lot 6 to the Northerly margin of County Road No. 376 (Biz Point Road);
thence Southwesterly along the Northerly margin of said county road to a point bearing South 16°21'44" East from the point of beginning;
thence North 16°21'44" West 160.71 feet to the point of beginning.

TOGETHER WITH that portion of Lot 6 and the East 25.00 feet of Lot 5 lying Northerly of the staking line as shown on the face of said Plate 2, Rancho San Juan Del Mar Subdivision No. 3. (Also known as Parcel "A" of Survey filed August 16, 1995, in Volume 17 of Surveys, Page 97, under Auditor's File No. 9508160053.)

Situated in Skagit County, Washington

Parcel B:

That portion of Lots 5 and 6, Plate 2, Rancho San Juan Del Mar Subdivision No. 3, according to the plat thereof recorded in Volume 6 of Plats, pages 19 through 22 (inclusive), records of Skagit County, Washington, described as follows:

Commencing at the South quarter of Section 10, Township 34 North, Range 1 East of the Willamette Meridian, as the same is shown on the face said Plate 2, Rancho San Juan Del Mar Subdivision No. 3;
thence South 88°49'15" East 400.00 feet along the South line of said Section 10, to the TRUE POINT OF BEGINNING;
thence North 16°21'44" West 71.00 feet;
thence North 0°00'00" East 50.69 feet parallel with and 25.00 feet Westerly (as measured perpendicular to) the East line of Lot 5 to the staking line as shown on the face of said Plate 2, Rancho San Juan Del Mar Subdivision No. 3;
thence South 82°10'25" West 50.45 feet along said staking line to the West line of said Lot 5;
thence South 0°00'00" West 110.50 to the South line of said Section 10;
thence continue South 0°00'00" West 181.61 feet (called 179.18 on said Plat) along the West line of said

Lot 5 to the Northerly margin of County Road No. 376 (Biz Point Road);
thence Northeasterly along the Northerly margin of said County Road No. 376 to a point bearing South 16°21'44" East from the POINT OF BEGINNING;
thence North 16°21'44" West 160.71 feet to the TRUE POINT OF BEGINNING.

TOGETHER WITH that portion of said Lot 5, Plate 2, Rancho San Juan Del Mar Subdivision 3, lying Northerly of said staking line;

EXCEPT the East 25.00 feet thereof.

(Also known as Parcel "B" of Survey filed August 16, 1995, in Volume 17 of Surveys, Page 97, under Auditor's File No. 9508160053.)

Situated in Skagit County, Washington