

POOR ORIGINAL



201611160037

When recorded return to:  
Susan Robson Cenusa and David Albert Robson  
2834 Marine Drive  
Arlington, WA 98221

Skagit County Auditor \$76.00  
11/16/2016 Page 1 of 4 11:46AM

Filed for record at the request of:



CHICAGO TITLE  
COMPANY OF WASHINGTON

701 5th Avenue, Suite 2700  
Seattle, WA 98104

CHICAGO TITLE

620629207

Escrow No.: 0083220-OC

STATUTORY WARRANTY DEED

THE GRANTOR(S) Matthew R. Guest and Kristy A. Guest, who acquired title as Kristy A. Berry, 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 Susan R Cenusa, and unmarried person and David A Robson, an unmarried person  
A Robson

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.)

Portion of Lots 1 and 2, Rancho San Juan Del Mar Sub Division 11

Tax Parcel Number(s): P68436 / 3982-000-002-0103,

Subject to:

Exceptions Set forth on attached exhibit "B" and by this reference made a part hereof as if fully incorporated herein.

Dated: November 7, 2016

Matthew R. Guest

Kristy A. Guest

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
20165185  
NOV 16 2016

Amount Paid \$ 8887.20  
Skagit Co. Treasurer  
By HB Deputy


**STATUTORY WARRANTY DEED**  
(continued)

State of NEW JERSEY

County of HUNTERDON

I certify that I know or have satisfactory evidence that Matthew R. Guest and Kristy A. Guest are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: NOVEMBER 10, 2016

  
Name: KARL FORTSCH  
Notary Public in and for the State of NEW JERSEY  
Residing at: SOMERSET NJ 08873  
My appointment expires: 11-26-2021

**KARL FORTSCH**  
**NOTARY PUBLIC OF NEW JERSEY**  
**ID #24239**  
**MY COMMISSION EXPIRES NOV 26, 2021**

## **Exhibit "A"**

**LEGAL DESCRIPTION ATTACHED AND INCORPORATED HEREIN BY THIS REFERENCE.**

### **PARCEL "A":**

**Lot 1, EXCEPT the North 26 feet thereof, AND Lot 2, EXCEPT the South 103.42 feet thereof, as measured along the West line of said Lots 1 and 2, "PLAT OF RANCHO SAN JUAN DEL MAR, SUBD. NO. 11," as per plat recorded in Volume 9 of Plats, pages 84 and 85, records of Skagit County, Washington.**

**Situate in the County of Skagit, State of Washington.**

### **PARCEL "B":**

**That portion of Lot 2, "PLAT OF RANCHO SAN JUAN DEL MAR, SUBD. NO. 11," as per plat recorded in Volume 9 of Plats, pages 84 and 85, records of Skagit County, Washington, more particularly described as follows:**

**Commencing at the Southeast corner of said Lot 2:**

**thence North 10°28'30" West, 105.15 feet along said East line to the intersection of the North line of the South 103.42 feet, as measured along the West line of said Lot 2;**

**thence North 89°01'10" West along said North line 42.61 feet to a fence as it existed on October 5, 1988 and the TRUE POINT OF BEGINNING;**

**thence South 0°49'11" West along said fence 2.83 feet;**

**thence South 87°49'11" West along said fence 55.72 feet;**

**thence North 9°11'42" West along said fence, 6.00 feet to the before-mentioned North line;**

**thence South 89°01'10" East along said North line 56.70 feet to the TRUE POINT OF BEGINNING.**

**Situate in the County of Skagit, State of Washington.**

### **PARCEL "C":**

**An undivided 1/23rd interest in the North 26 feet of Lot 1, "PLAT OF RANCHO SAN JUAN DEL MAR, SUBD. NO. 11," as per plat recorded in Volume 9 of Plats, pages 84 and 85, records of Skagit County, Washington.**

**EXCEPT the North 6 feet thereof.**

**Situate in the County of Skagit, State of Washington.**

## EXHIBIT "B" EXCEPTIONS

Order No.: 0083220-OC

### SPECIAL EXCEPTIONS

1. 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. 11:  
  
Recording No: 732553
2. Covenants, conditions, restrictions, and easements contained in declaration of restrictions, but omitting any covenant, condition or restriction based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicap persons;  
Recorded: November 18, 1969  
Auditor's No.: 733115, records of Skagit County, Washington  
  
NOTE: Said instrument is a re-recording of Auditor's File No. 732552, records of Skagit County, Washington.
3. Contract, including the terms and conditions thereof, entered into:  
By: O. B. McCorkle and Esther M. McCorkle, husband and wife  
And Between: Del Mar Community Service, Inc.  
Recorded: January 9, 1963  
Auditor's No.: 630694, records of Skagit County, Washington  
Providing: Among other things, certificates of membership and development of a water system and other facilities
4. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument;  
Recorded: January 9, 1963 and November 18, 1969  
Auditor's No.: 630694 and 733115, records of Skagit County, Washington  
Imposed By: Del Mar Community Services, Inc. and/or Corporate Road Association
5. 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.
6. Terms and conditions of Grant Deed of Conservation Easement  
  
Recording Date: December 29, 1992  
Recording No.: 9212290117
7. Skagit County Hearing Examiner Robert Pomeroy Variance Permit #V-86-039 including the terms, covenants and provisions thereof  
  
Recording Date: October 8, 1986  
Recording No.: 8610080018
8. Record of Survey  
  
Recording Date: December 9, 1988  
Recording No.: 8812090027
9. Correction Deed including the terms, covenants and provisions thereof  
  
Recording Date: March 22, 1991  
Recording No.: 9103220013
10. Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey  
  
Recording Date: January 12, 2010  
Recording No.: 201001120021  
Matters shown: Possible encroachment of a new board fence and a concrete wall footing along the Southernly line of said premises by varying amounts