

**When recorded return to:**

Christopher E. Blanchard and Nathalie P. Blanchard  
4043 Edith Point Road  
Anacortes, WA 98221



201612050149

Skagit County Auditor  
12/5/2016 Page

\$79.00  
1 of 7 3:46PM

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620028912

**CHICAGO TITLE**  
620028912

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Steven C. Munson and Sarah H. <sup>M</sup>Munson, Trustees of the Munson Family Trust, dated July 19, 2007, an Alaska Trust

for and in consideration of Ten And No/100 Dollars (\$10.00) and other valuable consideration in hand paid, conveys, and warrants to Christopher E. Blanchard and Nathalie P. Blanchard, 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.)

Ptn 63 and all of Lot 65, Rancho San Juan Del Mar, Subd. 3 and 4, Ptn Gov't Lot 3 and the ptn SW NW in 11-34-1E

Tax Parcel Number(s): P68344/ 3975-000-065-0007, P68343/ 3975-000-063-0108, P102339/ 340110-0-001-0303, P102334/ 340111-0-006-0307, P102332/ 340111-2-002-0307

Subject to:

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

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

DEC 05 2016

Amount Paid \$  
Skagit Co. Treasurer  
By Deputy

STATUTORY WARRANTY DEED  
(continued)

Dated: 12/3/2016

The Munson Family Trust, dated July 19, 2007, an Alaska Trust

BY: [Signature]  
Steven C. Munson, Trustee

BY: [Signature], Trustee  
Sarah H. Munson, Trustee

State of CA

County of SANTA CLARA

I certify that I know or have satisfactory evidence that SARAH H. MUNSON

is/~~are~~ the person(s) who appeared before me, and said person acknowledged that (he/she/they) signed this instrument, on oath stated that (he/she/they) was authorized to execute the instrument and acknowledged it as the Trustees of the Munson Family Trust, dated July 19, 2007, an Alaska Trust to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 12-3-16

[Signature]  
Name: MARK SHEA  
Notary Public in and for the State of CA  
Residing at: SANTA CLARA, CA  
My appointment expires: MAY 12, 2018



**STATUTORY WARRANTY DEED**  
(continued)

Dated: 12-5-16

The Munson Family Trust, dated July 19, 2007, an Alaska Trust

BY: *Steven C. Munson*  
Steven C. Munson, Trustee

BY: \_\_\_\_\_  
Sarah H. Munson, Trustee

State of WA

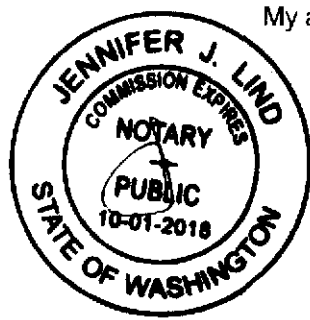
County of Skagit

I certify that I know or have satisfactory evidence that Steven C. Munson

is/are the person(s) who appeared before me, and said person acknowledged that (he/she/they) signed this instrument, on oath stated that (he/she/they) was authorized to execute the instrument and acknowledged it as the Trustees of the Munson Family Trust, dated July 19, 2007, an Alaska Trust to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 12-5-16

*Jennifer J. Lind*  
Name: Jennifer J. Lind  
Notary Public in and for the State of WA  
Residing at: Bow  
My appointment expires: 10-01-18



**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P68344/ 3975-000-065-0007, P68343/ 3975-000-063-0108, P102339/  
340110-0-001-0303, P102334/ 340111-0-006-0307 and P102332/  
340111-2-002-0307**

---

Parcel A:

All of Lot 65 and that portion of Lot 63, lying Westerly of the following described line:

Beginning at a point on the extension of the Northwesterly boundary of Lot 65 in a Northeasterly direction 8 feet from the Northerly corner of said Lot 65; thence to the Southeast corner of said Lot 65; all in Subdivision No. 4, Plate 3, "Rancho San Juan Del Mar, Subdivisions No. 3 and No. 4", as per plat recorded in Volume 6 of plats, pages 19 through 22, records of Skagit County, Washington.

Situate in Skagit County, Washington.

Parcel B:

That portion of Government Lot 3 and the Southwest quarter of the Northwest quarter of Section 11, Township 34 North, Range 1 East, W.M., and that portion of Government Lot 1, Section 10, Township 34 North, Range 1 East, W.M., described as follows.

Beginning at the Southwest corner of Lot 65 of the plat of "Rancho San Juan Del Mar, Subdivision No. 3", as per plat recorded in Volume 6 of plats, pages 19 and 20, records of Skagit County, Washington; thence North 41°31'00" West along the Southwesterly line of said Lot 65 a distance of 241.12 feet to the true point of beginning; thence continue North 41°31'00" West to the line of ordinary high tide; thence Northerly along the line of ordinary high tide to a point which lies North 28°34'00" West from the most Northerly corner of said Lot 65; thence South 28°34'00" East to the most Northerly corner of said Lot 65; thence South 59°00'00" West a distance of 75 feet to the true point of beginning.

Situate in Skagit County, Washington.

**EXHIBIT "B"**  
Exceptions

1. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, 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 Rancho San Juan Del Mar Subdivisions No. 3 and No. 4:

Recording No: Volume 6, pages 19 through 22

2. 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: December 3, 1969

Recording No.: 733606

3. Terms and provisions of that certain Contract;

By: O.B. McCorkle and Esther M. McCorkle, husband and wife and Del Mar Community Services, Inc., a Washington corporation

Recording Date: January 9, 1963

Recording No.: 630694

Providing for: Among other matters, the development of the water system and other facilities and issuance of certificates of membership

Amendments thereto;

Recording Date: April 13, 1990 and June 28, 1991

Recording No.: 9004130116 and 9106280127

4. Any unpaid assessments or charges and liability to further assessments or charges, for which a lien may have arisen (or may arise), all as provided for in instrument set forth below:

Imposed by: Del Mar Community Service, Inc.

Recording Date: January 9, 1963

Recording No.: 630694

5. 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

**EXHIBIT "B"**

Exceptions  
(continued)

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: July 15, 1992  
Recording No.: 9207150054

Modification(s) of said covenants, conditions and restrictions

Recording Date: July 30, 1992  
Recording No.: 9207300187

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: August 5, 1992  
Recording No.: 9208050143

7. Covenant to Bind Properties, including the terms and provisions thereof;

Recording Date: February 3, 1993  
Recording No.: 9302030084

8. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: The San Juan Preservation Trust, a Washington non-profit corporation  
Purpose: Conservation easement  
Recording Date: December 29, 1992  
Recording No.: 9212290117  
Affects: Portion of said premises

9. 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.

10. Conservation Easement Summary, 1999;

Recording Date: December 30, 1999  
Recording No.: 199912300091

**EXHIBIT "B"**

Exceptions  
(continued)

11. Conservation Easement Summary 2000;  
Recording Date: October 3, 2000  
Recording No.: 200010030027
12. 2002 Conservation Easement Monitoring Activity Report;  
Recording Date: November 5, 2002  
Recording No.: 200211050186
13. Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey.  
Recording Date: June 14, 1995  
Recording No.: 9506140086  
Matters shown: Concrete driveway
14. City, county or local improvement district assessments, if any.
15. Assessments, if any, levied by Del Mar Community Service, Inc.