

When recorded return to:
Tyler A Burch and Shannon L Burch
11927 Marine Drive
Anacortes, WA 98221



Skagit County Auditor \$79.00
6/8/2017 Page 1 of 7 3:32PM

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20172529
JUN 08 2017

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620030553

Amount Paid \$2,230.00
Skagit Co. Treasurer
By *Tram* Deputy

CHICAGO TITLE
620030553

STATUTORY WARRANTY DEED

THE GRANTOR(S) Leonard Johnson and Magdalen Baldassano, Husband and Wife and Suenema Johnson, a single person, as tenants in common

for and in consideration of Ten And No/100 Dollars (\$10.00), and other valuable consideration in hand paid, conveys, and warrants to Tyler A Burch and Shannon L Burch, husband and wife

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.)

Lot(s): PTN LOT 9 RANCHO SAN JUAN DEL MAR SUBDIVISION NO. 12

Tax Parcel Number(s): P82564 / 4447-000-009-0004

Subject to:


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

STATUTORY WARRANTY DEED
(continued)


Dated: May 24, 2017



Leonard Johnson



Suenema Johnson



Magdalen Baldassano

STATUTORY WARRANTY DEED
(continued)

State of WASHINGTON
County of Skagit

I certify that I know or have satisfactory evidence that Leonard Johnson

(is) are the person(s) who appeared before me, and said person(s) acknowledged that (he) signed this of instrument and acknowledged it to be (his) free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: May 24, 2017

Martin E. Lehr
Name: Martin E. Lehr
Notary Public in and for the State of WA
Residing at: La Conner
My appointment expires: 2-9-19



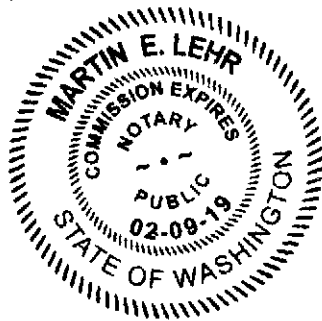
State of Washington
County of Skagit

I certify that I know or have satisfactory evidence that Suenerma Johnson

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

Dated: May 24th 2017

Martin E. Lehr
Name: Martin E. Lehr
Notary Public in and for the State of WA
Residing at: La Conner
My appointment expires: 2-9-19

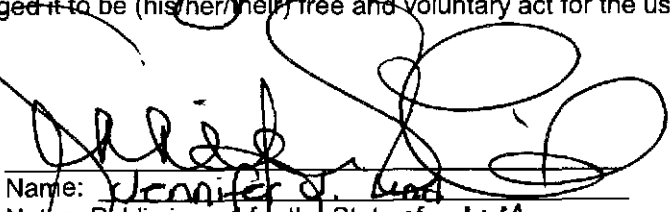


JURAT PAGE TO BE ATTACHED TO THE FOLLOWING DOCUMENT:
Statutory Warranty Deed

State of Washington
County of Skagit

I certify that I know or have satisfactory evidence that
Madalena Baldassano
(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: 5.26.17



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): P82564 / 4447-000-009-0004

Lot 9, "PLAT OF RANCHO SAN JUAN DEL MAR, SUBD. NO. 12," as per plat recorded in Volume 13 of Plats, page 54, records of Skagit County, Washington.

EXCEPT that portion of said Lot 9 lying within a tract of land described as follows:

Beginning at the Southwest corner of said Lot 9;
thence North 30°35'43" West along the Westerly line of said Lot 9, a distance of 50.21 feet;
thence North 61°58'16" East a distance of 34.84 feet;
thence North 28°01'44" West a distance of 54.00 feet;
thence South 61°58'16" West a distance of 37.26 feet to the Northeast corner of Lot 5 of said subdivision;
thence South 61°58'16" West a distance of 47.74 feet;
thence South 30°35' 43" East a distance of 62.84 feet to the South line of said Lot 5;
thence North 88°09'07" East a distance of 2.47 feet to the Southeast corner of said Lot 5;
thence North 0°13'27" West a distance of 15.50 feet to the point of beginning.

Situated 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 PLAT OF RANCHO SAN JUAN DEL MAR SUBDIVISION NO. 12:

Recording No: 8112230021

2. Covenants, conditions, restrictions, and easements contained in declaration(s) of restriction, but omitting any covenant 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 law;

Recorded: February 24, 1982

Auditor's No(s): 8202240046, records of Skagit County, Washington

Executed By: Peoples National Bank of Washington, as Trustee under the last will and testament of Esther M. McCorkle, deceased, George F. McCorkle and Patricia L. Crawford

Said instrument is a re-recording of instrument (s):

Recorded: January 14, 1982

Auditor's File No(s): 8201140042, records of Skagit County, Washington

3. Contract, including the terms and conditions thereof, entered into
By: O. B. McCorkle, et ux
And between: Del Mar Community Service, Inc., a Washington corporation
Recorded: January 9, 1963
Auditor's No.: 630694, records of Skagit County, WA
Providing: Among other matters, for the development of the water system and other facilities and issuance of certificates of membership

4. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);

Recorded: January 9, 1963

Auditor's No(s): 630694, records of Skagit County, Washington

Imposed By: Del Mar Community Services, Inc.

5. Easement, including the terms and conditions thereof, declared by instrument(s):

Recorded: August 23, 1994

Auditor's No(s): 9408230102, records of Skagit County, Washington

In favor of: Present and future owners of Lot 9

6. Protected Critical Area Site Plan including the terms, covenants and provisions thereof

EXHIBIT "B"

Exceptions
(continued)

Recording Date: October 1, 2007
Recording No.: 200710010198

7. Notice of On-Site Sewage System Maintenance Agreement Requirement including the terms, covenants and provisions thereof

Recording Date: October 4, 2007
Recording No.: 200710040038

8. City, county or local improvement district assessments, if any.
9. Assessments, if any, levied by Del Mar Community Services.