

When recorded return to:
Thomas R. Winkler
Thomas R. Winkler and Patricia M. Winkler as
Trustees, of the Winkler Living Trust dated July 28,
2011
13664 Rosario Road
Anacortes, WA 98221



Skagit County Auditor \$78.00
9/27/2017 Page 1 of 5 11:23AM

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620030147

CHICAGO TITLE
020030147

STATUTORY WARRANTY DEED

THE GRANTOR(S) Frank J. Jeretzky and Sharon E. Jeretzky, 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 Thomas R. Winkler and Patricia M. Winkler as Trustees, of the Winkler Living Trust dated July 28, 2011

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): 21 Rancho San Juan Del Mar, Subd. 1

Tax Parcel Number(s): P68455 / 3982-000-021-0001

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20174546
SEP 27 2017

Amount Paid \$ 9901.80
Skagit Co. Treasurer
Deputy
By HB

STATUTORY WARRANTY DEED
(continued)

Dated: September 20, 2017



Frank J. Jeretzky

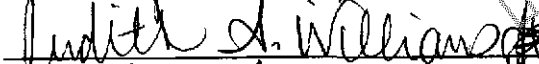


Sharon E. Jeretzky

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Frank J. Jeretzky and Sharon E. Jeretzky 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: Sep. 26, 2017



Name: JUDITH A. WILLIAMS

Notary Public in and for the State of WA

Residing at: Stanwood

My appointment expires: 10/29/18

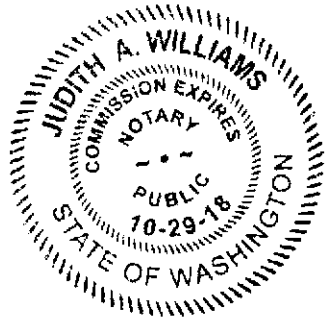


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P68455 / 3982-000-021-0001

Lot 21, Subdivision No. 11, Rancho San Juan del Mar, as recorded in Skagit County, November 3, 1969, under Auditor's File No. 732553, in Volume 9 of plats, pages 84 and 85, records of Skagit County, Washington;

TOGETHER WITH an undivided 1/23rd interest in and to the following described tract of land for the purpose of giving each owner beach access - the North 26 feet of Lot 1, as measured on the West side thereof, Plat of Rancho San Juan del Mar, Subdivision No. 11, as recorded under Skagit County Auditor's Nos. 732553, less the North 6 feet thereof.

Situate in Skagit County, Washington.

EXHIBIT "B"
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. Terms and conditions of Grant Deed of Conservation Easement

Recording Date: December 29, 1992
Recording No.: 9212290117

6. 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

EXHIBIT "B"

Exceptions
(continued)

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.

7. Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey,

Recording Date: January 2, 2003
Recording No.: 200301020110
Matters shown: Fence along the Southwesterly property line

8. A deed of trust to secure an indebtedness in the amount shown below,

Amount: \$250,000.00
Dated: August 30, 2013
Trustor/Grantor: Frank J. Jeretzky and Sharon E. Jeretzky, husband and wife
Trustee: Land Title Company
Beneficiary: Business Bank
Recording Date: September 4, 2013
Recording No.: 201309040045
Affects: Said premises

9. City, county or local improvement district assessments, if any.

10. Assessments, if any, levied by Del mar Community Services, Inc..