

When recorded return to:
Matthew Cutter and Elise Cutter
13672 Rosario Rd
Anacortes, WA 98221



201808310129

08/31/2018 12:50 PM Pages: 1 of 6 Fees: \$104.00
Skagit County Auditor

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620035569

CHICAGO TITLE

620035569

STATUTORY WARRANTY DEED

THE GRANTOR(S) George Stuart McKelvey, Sole Successor Trustee of the Velma McKelvey
Declaration of Trust dated May 13, 1998

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Matthew Cutter and Elise Cutter, 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. 51 RANCHO SAN JUAN DEL MAR SUB-DIV 4 tgw Ptn. G.L. 3 and Ptn SW NW of
11-34-1

Tax Parcel Number(s): P68330 / 3975-000-051-0003, P19149 / 340111-0-033-0007,

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20183892

AUG 31 2018

Amount Paid \$7,125.⁰⁰
Skagit Co. Treasurer
By *undm* Deputy

STATUTORY WARRANTY DEED
(continued)


Dated: August 25, 2018

George Stuart McKelvey, Sole Successor Trustee of the Velma McKelvey Declaration of Trust dated May 13, 1998

BY: George Stuart McKelvey
Sole Successor TrusteeState of OREGONCOUNTY of CLACKAMASI certify that I know or have satisfactory evidence that GEORGE STUART MCKELVEY

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 Sole Successor Trustee of Velma McKelvey Declaration of Trust dated May 13, 1998 to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 8/28/2018


Name: RANDY PAUL PULLMAN
Notary Public in and for the State of OREGON
Residing at: ESTACADA, OR.
My appointment expires: 9/2/2019

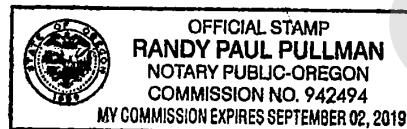


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P68330 / 3975-000-051-0003 and P19149 / 340111-0-033-0007

PARCEL A:

Lot 51, RANCHO SAN JUAN DEL MAR, SUBDIVISION NO. 4, Plate 3, according to the plat thereof recorded in Volume 6 of Plats, pages 19 through 22, records of Skagit County, Washington;

EXCEPT the Southwesterly 10 feet thereof;

TOGETHER WITH that portion of vacated Rosario Road, as vacated under Commissioner's File Nos. 10766 and 12309, which has reverted to said premises by operation of law;

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 of the Willamette Meridian, described as follows:

Beginning at the Northeasterly corner of Lot 51, RANCHO SAN JUAN DEL MAR, SUBDIVISION NO. 4, according to the plat thereof recorded in Volume 6 of Plats, page 19 through 22, records of Skagit County, Washington;

thence North 51°44' East 20 feet;

thence South 38°16' East parallel with the Northeasterly line of said Lot 51, to the Northwesterly line of the Rosario County Road as it now exists;

thence Southwesterly along said road right-of-way to a point that bears South 38°16' East from the point of beginning;

thence North 38°16' West to the point of beginning;

TOGETHER WITH that portion of vacated Rosario Road, as vacated under Commissioner's File Nos. 10766 and 12309, which has reverted to said premises by operation of law;

EXCEPT all that portion, if any, lying within Lot 22, Plat of RANCHO SAN JUAN DEL MAR, SUBDIVISION NO. 11, according to the plat thereof recorded in Volume 9 of Plats, pages 84 and 85, records of Skagit County, Washington;

EXHIBIT "B"

Exceptions

1. Driveway easement and cost of maintenance agreement including the terms, covenants and provisions thereof

Recording Date: April 21, 1972
Recording No.: 767275
2. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Puget Power and Light Company
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances
Recording Date: October 18, 1956
Recording No: 543186
Affects: portion of said premises
3. Covenants, conditions and restrictions 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: October 10, 1962
Recording No.: 627266
4. View restriction and Covenants, conditions and restrictions 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: September 22, 1975
Recording No.: 823848
5. 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

EXHIBIT "B"Exceptions
(continued)

6. 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

7. 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

8. 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: July 15, 1992
Recording No.: 9207150054

Modification(s) of said covenants, conditions and restrictions

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

9. Public and Private Easements, if any, lying within portions of vacated road

10. Agreement including the terms, covenants and provisions thereof

Recording Date: October 19, 1992
Recording No.: 9210190095
Providing: Alternate Sewage System Installation

EXHIBIT "B"Exceptions
(continued)

11. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
- | | |
|-----------------|---|
| Purpose: | Waterlines |
| Recording Date: | December 3, 2004 |
| Recording No.: | 200412030087 |
| Affects: | portion of said premises and other property |
12. 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.
13. City, county or local improvement district assessments, if any.
14. Assessments, if any, levied by Del Mar Community Service, Inc.