

201901220117

01/22/2019 04:10 PM Pages: 1 of 4 Fees: \$102.00
Skagit County Auditor

When recorded return to:

Dean M. Millican and Julianne Hamilton
3769 Biz Point Road
Anacortes, WA 98221

GUARDIAN NORTHWEST TITLE CO.
STATUTORY WARRANTY DEED 18-1100

THE GRANTOR(S) M. Keith Sorenson, Trustee of the M. Keith Sorenson Inter Vivos Trust dated April 25, 1988,
and Ann M. Sorenson, Trustee of the Ann M. Sorenson Inter Vivos Trust dated April 25, 1988, as their interests
appear of record, 4513 Blakely Drive, Anacortes, WA 98221,

for and in consideration of ten dollars and other valuable consideration

in hand paid, conveys, and warrants to Dean M. Millican and Julianne Hamilton, a married couple

the following described real estate, situated in the County Skagit, State of Washington:

FOR PROPERTY DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART
HEREOF.

Abbreviated legal description: Property 1: Ptn. Lot 2, Rancho San Juan Del Mar Subdiv. #6

This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may
appear in the public record, including those shown on any recorded plat or survey as described in Exhibit "B"
attached hereto

Tax Parcel Number(s): P68367 & 3977-000-002-0001

Dated: Jan 18, 2019

M. Keith Sorenson
M. Keith Sorenson, Trustee of the M. Keith Sorenson Inter Vivos Trust dated April 25, 1988

Ann Margaret Sorenson
Ann Margaret Sorenson, Trustee of the Ann M. Sorenson Inter Vivos Trust dated April 25, 1988

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2019 221
JAN 22 2019

Amount Paid \$ 11,797.00
By *MA* Skagit Co. Treasurer Deputy

Statutory Warranty Deed
LPB 10-05

Order No.: 18-1100-KH

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STATE OF WASHINGTON
COUNTY OF SKAGIT

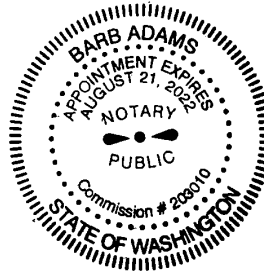
I certify that I know or have satisfactory evidence that M. Keith Sorenson and Ann Margaret Sorenson is the person who appeared before me, and said person acknowledged that he/she signed this instrument and acknowledged it to be his/her free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: 18 day of January, 2019

Barb Adams
Signature

Escrow Assistant
Title

My appointment expires: Aug. 21, 2022



Statutory Warranty Deed
LPB 10-05

Order No.: 18-1100-KH

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EXHIBIT A
LEGAL DESCRIPTION

Property Address: 3769 Biz Point Road, Anacortes, WA 98221

Tax Parcel Number(s): P68367 & 3977-000-002-0001

Property Description:

Lot 2, "RANCHO SAN JUAN DEL MAR, SUBDIVISION NO. 6," as per plat recorded in Volume 7 of Plats, page 28, records of Skagit County, Washington, EXCEPT that portion thereof described as follows:

Beginning at a point on the Biz Point Road where the Northeasterly line of lot 2 intersects said road; thence North $46^{\circ}35'$ West along the Northeasterly line of said Lot 2, 130.26 feet to a point hereinafter referred to as point "X"; thence North $67^{\circ}06'$ West 143.15 feet; thence Southeasterly in a straight line to a point that lies South $27^{\circ}23'$ West 15 feet from point "X"; thence Southeasterly in a straight line to the point of beginning.

Situate in the County of Skagit, State of Washington.

EXHIBIT B

18-1100-KH

1. Reservations, provisions and/or exceptions contained in instrument executed by A.O. Elstad and Carolyn E. Elstad, recorded January 10, 1972 as Auditor's File No. 848973.

2. Any and all offers of dedications, conditions, restrictions, easements, fence line/boundary discrepancies and encroachments, notes, provisions and/or any other matters as disclosed and/or delineated on the face of the following plat/short plat/survey named Survey for Waves Waterfront Properties, Inc. recorded July 14, 1989 as Auditor's File No. 8907140037.

3. Regulatory notice/agreement regarding Public Water System Wellhead Protection Area that may include covenants, conditions and restrictions affecting the subject property recorded April 28, 2005 as Auditor's File No. 200504280073.

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice. Said notice/agreement may pertain to governmental regulations for building or land use. Said matters are not a matter of title insurance. If such non-title insurance matters are shown, they are shown as a courtesy only, without the expectation that all such matters have been shown.

4. Any and all offers of dedications, conditions, restrictions, easements, fence line/boundary discrepancies and encroachments, notes, provisions and/or any other matters as disclosed and/or delineated on the face of the following plat/short plat/survey named Survey for Barbara & Frank Hansen recorded November 19, 2018 as Auditor's File No. 201811190113.