


When recorded return to:  
Anita Clark  
4037, 4039 Edith Point Road  
Anacortes, WA 98221

  
**201903140038**  
03/14/2019 11:31 AM 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.: 620037410

**CHICAGO TITLE**  
020037410

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Michael F. Cortright and Roxanne T. Cortright as Trustees of The Cortright Living Trust, dated October 30, 1998

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Anita Clark, an unmarried person

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): 66 and 67 RANCHO SAN JUAN DEL MAR SUB-DIV 4 tgw Ptn SW NW, 11-34-1E, W.M.  
tgw. Ptn. G.L. 1, 10-34-1E, W.M. Tax/Map ID(s):

Tax Parcel Number(s): P68345 / 3975-000-067-0005, P102256 / 340111-2-002-0109, P102331 /  
340111-2-002-0208, P102333 / 340111-0-006-0208, P102337 /  
340110-0-001-0105, P102338 / 340110-0-001-0204,

Subject to:

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

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

20190314  
MAR 14 2019

Amount Paid \$ 25,915.00  
By  Skagit Co. Treasurer  
Deputy

# STATUTORY WARRANTY DEED (continued)

Dated: March 6, 2019

Michael F. Cortright and Roxanne T. Cortright as Trustees of The Cortright Living Trust, dated October 30, 1998

BY:

Michael F. Cortright, Trustee  
Michael F. Cortright  
Trustee

BY:

Roxanne T. Cortright, Trustee  
Roxanne T. Cortright  
Trustee



State of Washington  
County of Skagit

I certify that I know or have satisfactory evidence that Michael F. Cortright, Trustee, and Roxanne T. Cortright, Trustee 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 Cortright Living Trust, dated October 30, 1998 to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: March 12, 2019

Martin E. Lehr  
Name: Martin E. Lehr  
Notary Public in and for the State of WA  
Residing at: La Conner  
My appointment expires: 2-09-23

**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P68345 / 3975-000-067-0005, P102256 / 340111-2-002-0109, P102331 / 340111-2-002-0208, P102333 / 340111-0-006-0208, P102337 / 340110-0-001-0105 and P102338 / 340110-0-001-0204**

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Lots 66 and 67, PLAT OF RANCHO SAN JUAN DEL MAR, SUBDIVISION 4, PLATE 3, according to the plat thereof recorded in Volume 6 of Plats, pages 19 through 22, records of Skagit County, Washington;

TOGETHER WITH that portion of the Southwest Quarter of the Northwest Quarter of Section 11, Township 34 North, Range 1 East of the Willamette Meridian; and that portion of Government Lot 1, of Section 10, Township 34 North, Range 1 East of the Willamette Meridian; described as follows:

Beginning at the Southeast corner of Lot 67, PLAT OF RANCHO SAN JUAN DEL MAR SUBDIVISION NO. 4, according to the plat thereof recorded in Volume 6 of Plats, pages 19, 20, 21 and 22, records of Skagit County, Washington;  
thence North 70°47'00" West along the Southerly line of said Lot 67, a distance of 220.22 feet to the Southwest corner of said Lot 67 and the true point of beginning;  
thence continue North 70°47'00" West to the line of ordinary high tide;  
thence Northwesterly along said line of ordinary high tide to a point that lies North 56°43'40" West from the Northwest corner of said Lot 67;  
thence South 56°43'40" East to the Northwest corner of said Lot 67;  
thence South 19°07'00" West, a distance of 75 feet to the true point of beginning;

ALSO TOGETHER WITH that portion of Government Lot 1, Section 10, Township 34 North, Range 1 East of the Willamette Meridian; and that portion of the Southwest Quarter of the Northwest Quarter of Section 11, Township 34 North, Range 1 East of the Willamette Meridian; and that portion of Government Lot 3 of said Section 11, Township 34 North, Range 1 East of the Willamette Meridian; described as follows:

Commencing at the most Southwest corner of Lot 66, PLAT OF RANCHO SAN JUAN DEL MAR SUBDIVISION NO. 4, according to the plat thereof recorded in Volume 6 of Plats, pages 19 through 22, records of Skagit County, Washington;  
thence North 56°43'40" West along the Southerly line of said Lot 66, a distance of 226.44 feet to the true point of beginning;  
thence continue North 56°43'40" West to the line of ordinary high tide;  
thence Northwesterly along the line of ordinary high tide to a point which lies North 41°31'00" West from the most Northerly corner of said Lot 66;  
thence South 41°31'00" East to the most Northerly corner of said Lot 66;  
thence South 50°49'00" West a distance of 75 feet to the true 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 Rancho San Juan Del Mar Subdivisions No. 3 and No. 4:

Recording No: Volume 6, pages 19 through 22

2. 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: February 28, 1957  
Recording No.: 457435

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. Finding of Fact from Skagit County Department of Planning including the terms, covenants and provisions thereof

Recording Date: November 8, 1989

**EXHIBIT "B"**Exceptions  
(continued)

Recording No.: 8911080032

6. notice of on-site sewage system status including the terms, covenants and provisions thereof

Recording Date: June 11, 1990  
Recording No.: 9006110009

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

Granted to: Puget Sound Power & Light Company  
Purpose: Electric transmission and/or distribution line  
Recording Date: April 26, 1955  
Recording No.: 516879

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

Modification(s) of said covenants, conditions and restrictions

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

9. 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: August 5, 1992  
Recording No.: 9208050143

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

Granted to: The San Juan Preservation Trust  
Purpose: Conservation easement  
Recording Date: December 29, 1992

**EXHIBIT "B"**Exceptions  
(continued)

Recording No.: 9212290117

11. 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.
12. City, county or local improvement district assessments, if any.
13. Assessments, if any, levied by Del Mar Community Service, Inc.