



201904090060

04/09/2019 02:09 PM Pages: 1 of 5 Fees: \$103.00  
Skagit County Auditor

When recorded return to:

Amanda J. Correll, Darren C. Correll  
Danny L. Correll  
24534 Finlan Place  
Mount Vernon, WA 98274

**GUARDIAN NORTHWEST TITLE CO.**  
**STATUTORY WARRANTY DEED 19-1710**

THE GRANTOR(S) Cottage Werks LLC, a Limited Liability Company, 3432 Thompson Beach Road, Anacortes, WA 98221,

for and in consideration of **ten dollars and other valuable consideration**

in hand paid, conveys, and warrants to Amanda Correll and Darren Correll, wife and husband and Danny L. Correll, a married man as his separate estate

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: Lot 90, First Add to Big Lake Waterfront Tracts

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): P130396 & 3863-000-090-0119

Dated: 4-8-19

Cottage Werks LLC, a Limited Liability Company

By:   
Christopher Chase, Member

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
20191253  
APR 09 2019

Amount Paid \$ 2,853.<sup>00</sup>  
Skagit Co. Treasurer  
By  Deputy

Statutory Warranty Deed  
LPB 10-05

STATE OF WASHINGTON  
COUNTY OF SKAGIT

I certify that I know or have satisfactory evidence that Christopher Chase is the person who appeared before me, and said person acknowledged that (he/she) signed this instrument, on oath stated that he/she was authorized to execute the instrument and acknowledged it as the Member of Cottage Werks LLC to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 8 day of April, 2019

Mary Miller  
Signature

Notary Public  
Title

My appointment expires: 01.19.2022



**EXHIBIT A**  
**LEGAL DESCRIPTION**

Property Address: West Big Lake Boulevard, Mount Vernon, WA 98274  
Tax Parcel Number(s): P130396 & 3863-000-090-0119

Property Description:

Lot 90, "BIG LAKE WATERFRONT TRACTS", as per plat recorded in Volume 4 of Plats, page 12, records of Skagit County, Washington; EXCEPT that portion conveyed to Skagit County for road by deed recorded January 12, 1962 under Auditor's File No. 616757.

SUBJECT TO and TOGETHER WITH a non-exclusive easement for ingress and egress and utility purposes on, over, across and under Lots 86, 87, 88, 89 and 90 of the "FIRST ADDITION TO BIG LAKE WATER FRONT TRACTS", as per plat recorded in Volume 4 of Plats, pages 12 to 15, records of Skagit County, Washington.

Said easement is twenty feet in width, lying ten (10.00) feet on each side of the following described easement centerline:

Beginning at the point of intersection of the centerline of that County Road known as West Big Lake Boulevard with the South line of Lot 90, which point bears North 43 degrees 16'23" East, a distance of 16.89 feet from the Southwest corner of said Lot 90; thence North 25 degrees 21'30" West along the centerline of said County Road, a distance of 87.81 feet to the P.T. of a 4 degree curve to the left, having a central angle of 14 degrees 24' and an arc length of 360.00 feet, and which point (P.T. of said curve) is the true point of beginning of the easement centerline; thence along the following easement centerline courses and distances; North 27 degrees 02'20" East, 62.29 feet; North 2 degrees 21'20" West, 115.00 feet; North 7 degrees 46'40" East, 185.69 feet; North 4 degrees 26'10" West, 71.99 feet; North 42 degrees 17'10" West, 60.27 feet; South 89 degrees 51'30" West, 53.56 feet; South 67 degrees 52'40" West, 74.13 feet; and South 41 degrees 45'19" West, a distance of 147.76 feet to a point on the centerline of said County Road, which point is the true point of ending of the easement centerline, and which point bears North 39 degrees 45'30" West a distance of 38.80 feet from the P.C. of said 4 degree curve; thence North 39 degrees 45'30" West along the centerline of said County Road, a distance of 27.79 feet to a point on the North line of Lot 86, which point bears North 43 degrees 18'23" East, a distance of 144.86 feet from the Northwest corner of said Lot 86.

**EXHIBIT B**

19-1710-MM

1. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Name: First Addition Big Lake Waterfront Tracts  
Recorded: April 3, 1916  
Auditor's No.: Vol. 4 of Plats Page 15

2. Rights granted Day Lumber Company and their successors, if any, to build and maintain a dam across the outlet creek of Big Lake, together with rights to overflow and inundate the shoreline of Big Lake, as disclosed by instrument dated April 7, 1924, and recorded April 21, 1924, as Auditor's File No. 173578, records of Skagit County, Washington, to which reference is hereby made to the record for full particulars.

3. Right of the general public to the unrestricted use of all the waters of a navigable body of water not only for the primary purposes of navigation, but also for corollary purposes, including (but not limited to) fishing, boating, bathing, swimming, water skiing and other related recreational purposes, as those waters may affect the tidelands, shorelands, or adjoining uplands, and whether the level of the water has been raised naturally or artificially to a maintained or fluctuating level, all as further defined by the decisional law of this state.

Affects: All of the premises subject to such submergence

4. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Skagit County, a municipal corporation  
Dated: May 24, 1954  
Recorded: March 2, 1955  
Auditor's No.: 513925  
Purpose: Road purposes  
Area Affected: As constructed

5. Terms and Conditions of Notice Regarding Right-of-way filed under Auditor's File No. 616757.

6. AN EASEMENT FOR SIDE SEWER AFFECTING THE PORTION OF SAID PREMISES STATED HEREIN:

Recorded: May 5, 1989  
Auditor's No.: 8905050019  
Width: 6 feet wide  
Location: As constructed

7. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Skagit County Sewer District No. 1, a municipal corporation of Skagit County, Washington  
Dated: April 21, 1989  
Recorded: May 5, 1989  
Auditor's No.: 8905050020  
Area Affected: As constructed  
Purpose: "...ingress and egress to a pump station site on said described property. Grantee shall, in addition to the right of access, ingress and egress, further be permitted to enter upon said property for the purposes of

Statutory Warranty Deed  
LPB 10-05

Order No.: 19-1710-MM

Page 4 of 5

maintaining, repairing, or altering the sewage pump station therein, without incurring any legal obligation or liability therefor. The Grantor hereby holds the District harmless in the event of any damages incurred due to the failure of the side sewer pump system. The Grantor agrees to be responsible to notify the District immediately upon pump failure which is indicated by the illumination of the red light at the Grantor's control box."

8. EASEMENT AND PROVISIONS THEREIN:

Grantee: Puget Sound Power & Light Company, a Washington corporation

Dated: September 1, 1989

Recorded: September 21, 1989

Auditor's No.: 8909210068

Purpose: Right to construct, operate, maintain, repair, replace and enlarge one or more electric transmission and/or distribution lines over and/or under the right of way;

Location: As constructed or to be constructed

9. Right of the State of Washington in and to that portion, if any, of the property herein described which lies below the line ordinary high water of Big Lake.

10. Terms, provisions and reservations under the Submerged Land act (43 U.S.C.A. 1301 through 1311) and the rights of the United States of America to regulate commerce, navigation, flood control, fishing and production of power.

11. LOT CERTIFICATION, INCLUDING THE TERMS AND CONDITIONS THEREOF. REFERENCE TO THE RECORD BEING MADE FOR FULL PARTICULARS. THE COMPANY MAKES NO DETERMINATION AS TO ITS AFFECTS.

Recorded: November 23, 2005

Auditor's No.: 200511230070

12. DECLARATION OF EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREIN:

Dated: September 26, 2018

Recorded: September 27, 2018

Auditor's No.: 201809270021

Purpose: Non-exclusive easement for vehicular and pedestrian access, ingress, egress, and turnaround maneuvering.