



201905220012

05/22/2019 10:48 AM Pages: 1 of 6 Fees: \$104.00  
Skagit County Auditor

When recorded return to:

James G. Renfro and Stephanie J. Renfro  
*13052 Sunset Lake*  
*Anacortes WA 98221*

STATUTORY WARRANTY DEED

*19-1966*  
GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR(S) Calvin E. Mathews, as his separate estate and as the surviving spouse of Lillian M. Mathews, deceased

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

in hand paid, conveys, and warrants to James G. Renfro and Stephanie J. Renfro, 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: Lot 13, Rancho San Juan Del Mar Subdivision No. 11

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): P68447 & 3982-000-013-0001

Dated: May 20, 2019

*Calvin E Mathews*  
Calvin E. Mathews

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
*20191908*

MAY 22 2019

Amount Paid \$ *15,135.<sup>00</sup>*  
Skagit Co. Treasurer  
By *mam* Deputy

Statutory Warranty Deed  
LPB 10-05

Order No.: 19-1966-KS

Page 1 of 4

STATE OF WASHINGTON  
COUNTY OF SKAGIT

I certify that I know or have satisfactory evidence that Calvin E. Mathews is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: 21 day of May, 2019

Kim M. Smith

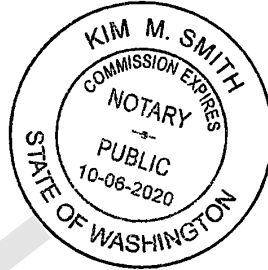
Signature

Notary

Title

My appointment expires:

10-6-2020



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

Property Address: 13052 Sunset Lane, Anacortes, WA 98221  
Tax Parcel Number(s): P68447 & 3982-000-013-0001

Property Description:

PARCEL A:

Lot 13, PLAT OF RANCHO SAN JUAN DEL MAR, SUBDIVISION NO. 11, according to the plat thereof, recorded in Volume 9 of Plats, page 84, records of Skagit County, Washington.

PARCEL B:

An undivided 1/23 interest each 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 Auditor's File Nos. 732552 and 732553, records of Skagit County, Washington;

EXCEPT the North 6 feet thereof.

ALL situated in Skagit County, Washington

**EXHIBIT B**

19-1966-KS

THIS COMMITMENT DOES NOT REPUBLISH ANY COVENANT, CONDITION, RESTRICTION, OR LIMITATION CONTAINED IN ANY DOCUMENT REFERRED TO IN THIS COMMITMENT TO THE EXTENT THAT THE SPECIFIC COVENANT, CONDITION, RESTRICTION, OR LIMITATION VIOLATES STATE OR FEDERAL LAW BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, GENDER IDENTITY, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN.

The Policy will not insure against loss or damage resulting from the terms and provisions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attached, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I—Requirements are met.
2. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.
3. (A) Unpatented mining claims.  
(B) Reservations or exceptions in patents or in Acts authorizing the issuance thereof.  
(C) Water rights, claims or title to water; whether or not the matters excepted under (A), (B), or (C) are shown by the public records.  
(D) Indian Tribal Codes or Regulations, Indian Treaty or Aboriginal Rights, including easements or equitable servitudes.
4. Any service, installation, connection, maintenance, construction, tap or reimbursement charges/costs for sewer, water, garbage or electricity.
5. Any facts, rights, interest, or claims which are not shown by the public records but which could be ascertained by an inspection of said land or by making inquiry of persons in possession thereof.

(Said Exception will not be included on Extended Coverage Policies)

6. Easements, claims of easement or encumbrances which are not shown by the public records.

(Said Exception will not be included on Extended Coverage Policies)

7. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the public records.

(Said Exception will not be included on Extended Coverage Policies)

Statutory Warranty Deed  
LPB 10-05

Order No.: 19-1966-KS

**EXHIBIT B**

19-1966-KS

8. Any lien, or right to a lien, for services, labor or materials or medical assistance heretofore or hereafter furnished, imposed by law and not shown by the public records.

(Said Exception will not be included on Extended Coverage Policies)

9. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof, but prior to the date the proposed insured acquires of record for the value the escrow or interest or mortgage(s) thereon covered by this Commitment.

(Said Exception will not be included on Standard or Extended Coverage Policies)

10. 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 Rancho San Juan Del Mar, Subdivision No. 11 recorded November 3, 1969 as Auditor's File No. 732553 (Volume 9, page 84 of Plats).

11. Protective covenants, easements and/or assessments, but omitting restrictions, if any, based on race, color, religion or national origin executed by Orville B. McCorkle and Esther M. McCorkle, his wife, George F. McCorkle and Sally Jo McCorkle, his wife, and Ronald G. Crawford and Patricia L. Crawford, his wife, recorded November 18, 1969 as Auditor's File No. 733115.

Said instrument is a re-recording of an instrument recorded November 3, 1969 under Auditor's File No. 732552.

12. 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.)

13. Any prohibition or limitation on the use, occupancy of improvement of the land resulting from the Rights of the Public or Riparian Owners to use any waters which may cover the land.

Any adverse claim by reason of the question of location, boundary, or area of said land which may be dependent

upon the location of the line of ordinary high tide of Burrows Bay.

14. Any adverse claim based upon the assertion or determination that some portion of said land is tide or submerged land.

15. Notice of Formation of Sunset Lane Association recorded September 2, 2008 under Auditor's File No. 200809020125.

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LPB 10-05

Order No.: 19-1966-KS

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19-1966-KS

16. 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 Record of Survey recorded June 27, 2013 as Auditor's File No. 201306270057.

17. Regulatory notice/agreement regarding Protected Critical Area Site Plan that may include covenants, conditions and restrictions affecting the subject property, recorded December 15, 2004 as Auditor's File No. 200412150038 .

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.

18. Regulatory notice/agreement regarding Low Flow Mitigation Summary that may include covenants, conditions and restrictions affecting the subject property, recorded November 17, 2003 as Auditor's File No. 200311170284 .

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.

19. The Company has no knowledge as to whether the owner(s) of the remaining fractional interest(s) in said real estate has (have) any lien or liens upon the specific interest covered herein, whether arising through the payment of taxes or otherwise, and is unwilling to insure against same.

Affects: Parcel B

20. Private rights of access, if any, lying within Parcel B.