

When recorded return to:

Kurt Heyduck and Patrice M Heyduck
13980 Biz Point LN
ANACORTES, WA 98221

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2019-3788

Aug 30 2019

Amount Paid \$29731.00

Skagit County Treasurer

By Heather Beauvais Deputy

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620038425

CHICAGO TITLE CO.

620038425

STATUTORY WARRANTY DEED

THE GRANTOR(S) Patricia A. Kruggel, as trustee of the Kruggel 1978 Revocable Trust dated February 6, 1978

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Kurt Heyduck and Patrice M Heyduck, husband and wife

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

Lot 11, Plate 2, RANCHO SAN JUAN DEL MAR, SUBDIVISION NO. 3, according to the plat thereof, recorded in Volume 6 of Plats, pages 19 through 22, records of Skagit County, Washington.

Situated in Skagit County, Washington

Abbreviated Legal: (Required if full legal not inserted above.)

Tax Parcel Number(s): P68295/ 3974-000-011-0003,

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: August 28, 2019

Patricia A. Kruggel, as trustee of the Kruggel 1978 Revocable Trust dated February 6, 1978

BY: Patricia A. Kruggel, trustee
Patricia A Kruggel
Trustee

State of washington
County of Skagit

I certify that I know or have satisfactory evidence that Patricia A Kruggel

☒ 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 trustee of Kruggel 1978 Revocable Trust dated February 6, 1978 to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: August 29, 2019



Name: Martin E. Lehr
Notary Public in and for the State of WA
Residing at: La Conner
My appointment expires: 2-9-23

EXHIBIT "A"

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 SUBDIVISION NO. 3:

Recording No: 417708

2. Terms and provisions of that certain Contract

By: O.B. McCorkle and Esther M. McCorkle, husband and wife
 And between: Del Mar Community Service, Inc., a Washington corporation
 Dated: July 19, 1962
 Recorded: January 9, 1963
 Recording No.: 630694, records of Skagit County, WA
 Providing for: Among other matters, the development of the water system and other facilities and issuance of certificates of membership

AMENDED by instruments

Recorded: April 13, 1990 and June 28, 1991

Auditor's Nos.: 9004130116 and 9106280127, records of Skagit County, WA

3. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);

Recorded: January 9, 1963
 Recording No.: 630694
 Imposed By: Del Mar Community Service, Inc.
4. 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.
5. Protected Critical Area Site Plan including the terms, covenants and provisions thereof

Recording Date: July 31, 2001
 Recording No.: 200107310105
6. Any rights, interests, or claims which may exist or arise by reason of any matters disclosed by survey,

Recording Date: June 5, 1996

EXHIBIT "A"

Exceptions
(continued)

Recording No.: 9606050026

Recording Date: April 27, 2004

Recording No.: 200404270065

7. Assessments, if any, levied by Del Mar Community Service, Inc..
8. City, county or local improvement district assessments, if any.