



**201910150095**

10/15/2019 01:09 PM Pages: 1 of 4 Fees: \$106.50  
Skagit County Auditor

**RETURN DOCUMENT TO:**

Service Link

1355 Cherrington Parkway

Moon Township, PA 15108

*Use dark black ink and print legibly. Documents not legible will be rejected per RCW 65.04.045 & 65.04.047*

**DOCUMENT TITLE(S):**

Special/ Limited Warranty Deed

**AUDITOR FILE NUMBER & VOL. & PG. NUMBERS OF DOCUMENT(S)  
BEING ASSIGNED OR RELEASED:**

Additional reference numbers can be found on page \_\_\_\_\_ of document.

**GRANTOR(S):**

Scott C. Ledbetter and Sylvia R. Sepulveda, husband and wife

Additional grantor(s) can be found on page \_\_\_\_\_ of document.

**GRANTEE(S):**

Scott C. Ledbetter and Sylvia R. Sepulveda, trustees

Additional grantee(s) can be found on page \_\_\_\_\_ of document.

**ABBREVIATED LEGAL DESCRIPTION: (Lot, block, plat name OR; qtr/qtr,  
section, township and range OR; unit, building and condo name.)**

Lot 3, Anacortes Short plat # ANA-04-008, Lot 17 & 18. Anaco Beach, Skagit County,  
WA and a ptn of Tract 3, Plate 3, Anacortes, Sec. 27, Twn 35 N, Range 1 E WM.

Additional legal(s) can be found on page \_\_\_\_\_ of document.

**ASSESSOR'S 16-DIGIT PARCEL NUMBER:**

3858-000-017-0107

Additional numbers can be found on page \_\_\_\_\_ of document.

The Auditor/Recorder will rely on the information provided on this form. The responsibility for the accuracy of the indexing information is that of the document preparer.

**SPECIAL/LIMITED WARRANTY DEED**

This instrument prepared by:

Jay A. Rosenberg, Rosenberg LPA, Washington State Bar Number 50102; 3805 Edwards Road, Suite 550, Cincinnati, Ohio 45209.

After Recording Return To:

ServiceLink

1355 Cherrington Parkway

Moon Township, PA 15108

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2019-4479

OCT 15 2019

Amount Paid \$0

Skagit Co. Treasurer

By *JAM* Deputy

Commitment Number: 25601103

EXEMPT FROM TRANSFER TAX

WAC 458-61A-211(6) grantor and grantee is the same entity

**ASSESSOR PARCEL IDENTIFICATION NUMBER: 3858-000-017-0107**

**ABBREVIATED LEGAL: Lot 3, Anacortes Short Plat No. ANA-04-008, being a ptn of Lots 17 and 18, "Anaco Beach, Skagit County, Washington," and a ptn of Tract 3, Plate 3, Anacortes Tidelands; Section 27, Township 35 North, Range 1 East WM**

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**Scott C. Ledbetter and Sylvia R. Sepulveda, trustees, or any successors in trust, under The Ledbetter Family Trust dated July 30, 2004** whose mailing address is **4405 Anaco Beach Pl., Anacortes, WA 98221**, hereinafter grantors, for \$0.00 (Zero Dollars and Zero Cents) in consideration paid, GRANTS and CONVEYS with covenants of special warranty to **Scott C. Ledbetter and Sylvia R. Sepulveda, trustees, or any successors in trust, under The Ledbetter Family Trust dated July 30, 2004 and amended December 10, 2015**, hereinafter grantee, whose tax mailing address is **4405 Anaco Beach Pl., Anacortes, WA 98221**, the following real property:

Lot 3, Anacortes Short Plat No. ANA-04-008, approved January 11, 2005, recorded January 12, 2005, under Skagit County Auditor's File No. 200501120062; being a portion of Lots 17 and 18, "Anaco Beach, Skagit County, Washington," as per plat recorded in Volume 5 of Plats, page 4, records of Skagit County, Washington and a portion of Tract 3, Plate 3, Anacortes Tidelands as shown on the official map in the office of the Commissioner of Public Lands in Olympia, Washington; Section 27, Township 35 North, Range 1 East. W.M.,

Except that portion of said Lot 3, described as follows:

Beginning at the most Easterly corner of said Lot 3;  
thence North 57 degrees 52'26" West a distance of 70.16 feet along the Northerly line of said Lot 3;  
thence South 27 degrees 11'03" East a distance of 51.92 feet;  
thence South 8 degrees 47'43" East a distance of 17.97 feet to the Easterly line of said Lot 3;  
thence North 51 degrees 02'18" East a distance of 42.37 feet to the point of beginning.

Together with that portion of Lot 19, "Anaco Beach, Skagit County, Washington," as per plat recorded in Volume 5 of Plats, Page 4, records of Skagit County, Washington, described as follows:

Beginning at the most Northerly corner of said Lot 19;  
thence South 51 degrees 02'18" West 42.37 feet along said Easterly line to the point of beginning;  
thence South 7 degrees 25'19" West 23.57 feet;  
thence along a curve to the right having a radius of 29.50 feet, length of 13.56 feet, and delta angle of 26 degrees 19'30";  
thence along a non-tangent curve to the left having a radius of 46.00 feet, length of 25.61 feet, delta angle of 31 degrees 54'11", and a chord bearing of South 68 degrees 52'13" West;  
thence South 54 degrees 58'30" West 33.30 feet;  
thence North 82 degrees 21'35" West 21.42 feet to the Northwesterly line of said Lot 19;  
thence North 51 degrees 02'18" East 101.32 feet along said line to the point of beginning.

Property Address is: 4405 Anaco Beach Pl., Anacortes, WA 98221.


Prior instrument reference: 201602180103

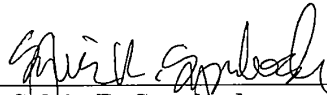
Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantors, either in law or equity, to the only proper use, benefit and behalf of the grantee forever.

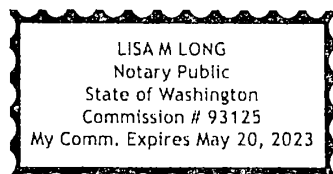
Executed by the undersigned on October 5, 2019:

  
\_\_\_\_\_  
**Scott C. Ledbetter, trustee, or any successors in trust, under The Ledbetter Family Trust dated July 30, 2004**

  
\_\_\_\_\_  
**Sylvia R. Sepulveda, trustee, or any successors in trust, under The Ledbetter Family Trust dated July 30, 2004**

STATE OF Washington  
COUNTY OF Skagit

The foregoing instrument was acknowledged before me on October 5, 2019 by **Scott C. Ledbetter, trustee, or any successors in trust, under The Ledbetter Family Trust dated July 30, 2004** and **Sylvia R. Sepulveda, trustee, or any successors in trust, under The Ledbetter Family Trust dated July 30, 2004** who are personally known to me or have produced drivers license as identification, and furthermore, the aforementioned persons have acknowledged that their signatures were their free and voluntary act for the purposes set forth in this instrument.



  
\_\_\_\_\_  
Notary Public