

When recorded return to:
Stuart I. Clark and Susan E. Clark
1979 Sulphur Springs Ave
Saint Helena, CA 94574

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2020-1138

Mar 27 2020

Amount Paid \$15858.67
Skagit County Treasurer
By Marissa Guerrero Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620040650

CHICAGO TITLE
620040650

STATUTORY WARRANTY DEED

THE GRANTOR(S) Christian F Chesley and Marguerite A Chesley, husband and wife
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Stuart I. Clark and Susan E. Clark, a married couple

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): 4, DAWN ADD FIDALGO CITY

Tax Parcel Number(s): P73359 / 4103-000-004-0004

Subject to:

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

STATUTORY WARRANTY DEED (continued)

Dated: March 23, 2020

Christian F. Chesley and Marguerite A. Chesley, Trustees of the Christian F. Chesley and Marguerite A. Chesley

A. Chesley

BY:

Christian F. Chesley
Trustee

BY:

Marguerite A. Chesley
Trustee

State of Washington
County of Skagit

I certify that I know or have satisfactory evidence that Christian F. Chesley and Marguerite A. Chesley 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 Christian F. Chesley and Marguerite A. Chesley Family Trust to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument. January 7, 2000.

Dated: March 26, 2020

E. M. Burdette
Name: E. M. Burdette
Notary Public in and for the State of Washington
Residing at: 2220 Woolley Way
My appointment expires: 9-24-2023

E M Burdette
Notary Public
State of Washington
License #210673
My Commission Expires:
9/24/2023

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P73359 / 4103-000-004-0004

PARCEL A:

Lot 4, DAWN ADDITION, FIDALGO CITY, according to the plat thereof recorded in Volume 7 of Plats, page 49, records of Skagit County, Washington;

Situated in Skagit County, Washington.

PARCEL B:

A non-exclusive easement for beach rights and ingress and egress thereto as granted and conveyed by instrument recorded September 20, 1963, under Auditor's File No. 641070, records of Skagit County, Washington;

EXCEPT that portion thereof, if any, of the West 27 feet of lots 14 and 22, inclusive, Block 187, Map of Fidalgo City, according to the plat thereof recorded in Volume 2 of Plats, page 113, records of Skagit County, Washington, described in said easement that may lie beyond the line of ordinary high tide, or the meander line, whichever is furthest out;

AND ALSO EXCEPT any portion of the East 48 feet of vacated Washington Street described in said easement which may lie beyond the line of mean low tide.

Situated in Skagit County, Washington.



EXHIBIT "B"
Exceptions

1. 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: November 8, 1971
Recording No.: 760308

2. 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 DAWN ADDITION, FIDALGO CITY:

Recording No: 525844

3. Easement by and between Warren Kincaid and Vera Kincaid, husband and wife AND Joseph W. Pelkey and Donna L. Pelkey, husband and wife for the rights to the beach including the terms, covenants and provisions thereof

Recording Date: August 23, 1972
Recording No.: 773013

4. Any rights, interests, or claims which may exist or arise by reason of any matters disclosed by survey,

Recording Date: July 1, 2003
Recording No.: 200307010142

5. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.

6. City, county or local improvement district assessments, if any.