

After Recording Return To:

BETTS AUSTIN JOHNSON, pllc  
2200 Rimland Drive, Suite 230  
Bellingham, WA 98226-6695



**202006150232**

06/15/2020 03:07 PM Pages: 1 of 5 Fees: \$107.50  
Skagit County Auditor

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2020/2/11  
JUN 15 2020

Amount Paid \$  
By Skagit Co. Treasurer  
Deputy

**Document Title(s): Statutory Warranty Deed**

**Reference No. of Documents Released/Assigned: N/A**

**Grantor: GRETCHEN ANN McCAULEY**

**Grantee: JAMES L. DUNLAP, Trustee of the JAMES L. DUNLAP FAMILY TRUST 3  
u/t/d 10-19-2010**

**Abbreviated Legal: 1) La CONNER TIDE LANDS 1<sup>st</sup>, TR 1-4; PL 19; S1 T33 R2**

**2) La CONNER TIDE LANDS 1<sup>st</sup>, TR 23 PL 18, LESS PTN  
LYING INFR PIONEER PARK; S36 T34 R2**

**3) LOTS 2, 3, 4 & 7; S1 T33 R2, EXCEPT ...**

**Full Legal Description Attached as Exhibit "A", pages 4 & 5**

**Assessor's Tax Parcel ID #:**

1)	4129-019-001-0007 / P74508
	4129-019-002-0006 / P74509
	4129-019-003-0005 / P74510
	4129-019-004-0004 / P74511
2)	4129-018-023-0003 / P74476
3)	330201-0-006-0002 / P15177
	330201-0-004-0012 / P15174
	330201-0-003-0021 / P15173
	330201-0-013-0003 / P15182

### STATUTORY WARRANTY DEED

The GRANTOR, GRETCHEN ANN McCAULEY, for and in consideration of a gift – no consideration given, conveys and warrants to JAMES L. DUNLAP, Trustee of the JAMES L. DUNLAP FAMILY TRUST 3, u/t/d 10-19-2010, all of her interest in the following

STATUTORY WARRANTY DEED - Page 1

DATED: May 13, 2020.

Gretchen Ann McCauley  
GRETCHEN ANN McCAULEY, Grantor

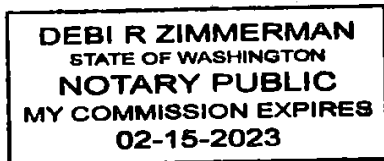
STATE OF WASHINGTON )  
 ) ss.  
COUNTY OF WHATCOM )

I certify that I know or have satisfactory evidence that GRETCHEN ANN McCAULEY, a married woman, is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in the instrument.

DATED: May 13, 2020.

(SEAL/STAMP)

Debi R. Zimmerman  
NOTARY PUBLIC  
My appointment expires: 2/15/2023



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## EXHIBIT A

- 1) **Site Address: xxxx La Conner (Tracts 1, 2, 3 & 4 - tidelands)**  
**Tax Parcel No.: 4129-019-001-0007 / P74508**  
**4129-019-002-0006 / P74509**  
**4129-019-003-0005 / P74510**  
**4129-019-004-0004 / P74511**

Tracts 1, 2, 3 and 4 of Plat 19, all as shown on the official map of LaConner Tidelands on file in the office of the Commissioner of Public Lands at Olympia, Washington.

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.

- 2) **Site Address: xxxx La Conner (.65 acres / op sp)**  
**Tax Parcel No.: 4129-018-023-0003 / P74476**

A tract of land in Section 36, Township 34 North, Range 2 East W.M., and in Tide Land Tract No. 23 of Corrected Plat No. 18, Tide Lands of LaConner Harbor, as may appear, all of which tract lies within the following described triangle and including the existing dike; Beginning at the meander corner between Section 36 Township 34 North, Range 2 East W.M., and Section 1, Township 33 North, Range 2 East W.M., thence North 54°47'30" East, 299.25 feet; thence South 44°06'30" East 235.83 feet, more or less, to the intersection with the South line of the aforesaid Section 36, thence Westerly 409.09 feet to the point of beginning.

Such portion of this description as lies between the first mentioned course and the existing dike is hereby excluded from this instrument. Bearings are referred to U.S. Engineer Department base line designated North 49°29'30" East.

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.

- 3) **Site Address: xxxx La Conner**  
**Tax Parcel No.:** 330201-0-006-0002 / P15177 (30.02 acres / op sp)  
330201-0-004-0012 / P15174 (24.85 acres / op sp)  
330201-0-003-0021 / P15173 (31.97 acres / op sp)  
330201-0-013-0003 / P15182 (2.85 acres / op sp)

Lots 2, 3, 4 and 7 of Section 1, Township 33 North, Range 2 East W.M., EXCEPTING therefrom a strip of land 3 chains in width off the outside of said Lots 2, 4 and 7, and EXCEPT that portion of Lots 2 & 3 described as follows: Beginning at a point that is South 89°31'18" East 748.80 feet from the North quarter corner of said Section 1; thence South 37°07'52" West along a curve to the right having a radius of 818.51 feet, a distance of 749.61 feet; thence Northerly at right angles a distance of 40 feet to the Northerly line of said County road right of way and the true point of beginning of this description; thence Northwesterly along the Northerly line of said County road right of way as conveyed to Skagit County by deed dated August 8, 1955 under Auditor's file no. 522228, to the North line of said Section 1 thence East along the North line of said Section 1, to a point 30 feet East of the North quarter corner of said Section 1; thence Southeasterly in a straight line to the true point of beginning; ALSO EXCEPT the portion conveyed to Skagit County for road purposes by deed dated August 8, 1955 and recorded under Auditor's file no. 522228;

AND EXCEPT that certain tract conveyed to Sybil Jenson by Auditor's file no. 9808100083 which is taxed as P15175;

AND EXCEPT that certain tract conveyed to James L. and Karen D. Dunlap by Auditor's file no. 110020002 which is taxed as P95578; and

AND EXCEPT that certain tract lying North of the Pioneer Parkway conveyed to the Thomas and Mary Jenson Trust dated March 6, 1999 by Auditor's File no. 200301240017.

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.

described real estate, situated in the County of Skagit, State of Washington, including any after acquired title:

See legal description attached hereto as Exhibit "A".