

AFTER RECORDING MAIL TO:

**Jeffrey Scott Wheelock , Trustee
13672 Rosario Road
Anacortes, WA 98221**

**Filed for Record at Request of:
Land Title & Escrow of Skagit & Island County
Escrow No.: 02-178449-OE**

Statutory Warranty Deed

THE GRANTORS MATTHEW W. CUTTER and ELISE J. CUTTER, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Jeffrey Scott Wheelock and Deborah Kay Wheelock, as Trustees of The Wheelock Revocable Trust, dated September 26, 2008, as amended and restated the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Lot 22, Ranch San Juan Del Mar Subdivision No. 11.

For Full Legal See Attached Exhibit "A"

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 2020-2634
Jul 15 2020
Amount Paid \$17127.50
Skagit County Treasurer
By Heather Beauvais Deputy

**Together with First Right of Refusal as outlined on Exhibit "B" attached hereto and made a part hereof.
P68330; 3975-000-051-0003; P19149; 340111-0-003-0007**

Subject to all covenants, conditions, restrictions, reservations, agreements and easements of record if any.

Tax Parcel Number(s): 3982-000-022-0000, P68456

Dated July 7, 2020

Matthew W. Cutter
Matthew W. Cutter

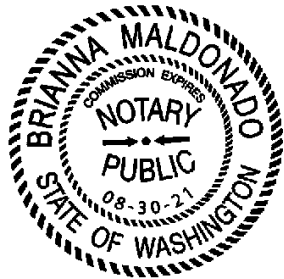
Elise J. Cutter
Elise J. Cutter

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Matthew W. Cutter and Elise J. Cutter is / are the person(s) who appeared before me, and said person(s) acknowledged that he / she / they signed this instrument and acknowledge it to be his / her / their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: July 13 2020

Brianna Maldonado



Notary Public in and for the State of Washington
Residing at Attulman WA 94273
My appointment expires: 08/30/21

EXHIBIT A

PARCEL "A":

Lot 22, "PLAT OF RANCHO SAN JUAN DEL MAR, SUBD. NO. 11," as per plat recorded in Volume 9 of Plats, pages 84 and 85, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

PARCEL "B":

TOGETHER WITH an undivided 1/23 interest in and to the following described tract of land for the purposes of giving each owner beach access, the North 26 feet of Lot 1, as measured on the West side thereof, "PLAT OF RANCH SAN JUAN DEL MAR, SUBDIVISION NO. 11" as recorded under Skagit County Auditor's File Nos. 732552 and 732553, records of Skagit County, Washington, less the North 6 feet thereof.

Situate in the County of Skagit, State of Washington.

EXHIBIT B

In the future event the Grantors decide to sell the adjacent property located at 13240 Burrows View Lane, Anacortes WA 98221, Legal Description as follows: P68330, 3975-000-051-0003; P19149, 340111-0-033-0007

PARCEL A:

Lot 51, RANCHO SAN JUAN DEL MAR, SUBDIVISION NO. 4, Plats 3, according to the plat thereof recorded in Volume 8 of Plats, pages 19 through 22, records of Skagit County, Washington;

EXCEPT the Southwesterly 10 feet thereof;

TOGETHER WITH that portion of vacated Rosario Road, as vacated under Commissioner's File Nos. 10768 and 12309, which has reverted to said premises by operation of law;

PARCEL B:

That portion of Government Lot 3 and the Southwest Quarter of the Northwest Quarter of Section 11, Township 34 North, Range 1 East of the Willamette Meridian, described as follows:

Beginning at the Northeastery corner of Lot 51, RANCHO SAN JUAN DEL MAR, SUBDIVISION NO. 4, according to the plat thereof recorded in Volume 8 of Plats, page 19 through 22, records of Skagit County, Washington;
thence North 51°44' East 20 feet;
thence South 38°16' East parallel with the Northeastery line of said Lot 51, to the Northwesterly line of the Rosario County Road as it now exists;
thence Southwesterly along said road right-of-way to a point that bears South 38°16' East from the point of beginning;
thence North 38°16' West to the point of beginning;

TOGETHER WITH that portion of vacated Rosario Road, as vacated under Commissioner's File Nos. 10768 and 12309, which has reverted to said premises by operation of law;

EXCEPT all that portion, if any, lying within Lot 22, Plat of RANCHO SAN JUAN DEL MAR, SUBDIVISION NO. 11, according to the plat thereof recorded in Volume 8 of Plats, pages 84 and 85, records of Skagit County, Washington;

Grantors grant to Grantees, the first right of refusal to purchase said property. Grantors are to notify the Grantees by certified mail. Grantees shall have the option to make an offer at a price that is agreed upon between one another withing ten (10) calendar days from receipt of the notice of intent to sell the property is delivered. If parties do not agree on a price within ten (10) calendar days, the right of refusal is null and void. This first right of refusal option will expire 25 years from the date June 15, 2020 and shall carry on to the Grantors heirs if they shall pass during the 25-year term.

Grantors Initials:

ML all

Grantees Initials: ds

DKW [Signature]