

**When recorded return to:**

Richard Leon Evans  
Evans Family Revocable Trust dated January 26,  
2017  
30107 Palm Isle Court  
Tavares, FL 32778

Filed for record at the request of:



**CHICAGO TITLE**

COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620041896

**CHICAGO TITLE**  
620041896

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Dorothy M. Bentley, an unmarried person

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration  
in hand paid, conveys, and warrants to Richard Leon Evans and Jane Annette Evans, Co-Trustees of  
the Evans Family Revocable Trust dated January 26, 2017

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): 124, Plate 1, Rancho San Juan Del Mar Div. 3,, and adjacent Tidelands

Tax Parcel Number(s): P68321 / 3974-000-124-0007

Subject to:

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

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 2020-4026

Oct 02 2020

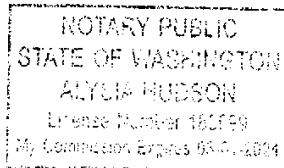
Amount Paid \$16015.00  
Skagit County Treasurer  
By Heather Beauvais Deputy

**STATUTORY WARRANTY DEED**  
(continued)

Dated: October 1, 2020

Dorothy M. Bentley  
Dorothy M. BentleyState of washington  
County of SKagit

I certify that I know or have satisfactory evidence that

Dorothy M. Bentley  
(is/are the person(s) who appeared before me, and said person(s) acknowledged that  
(he/she/they) signed this of instrument and acknowledged it to be (his/her/their) free and voluntary act  
for the uses and purposes mentioned in this instrument.Dated: 10.01.2020Alycia Hudson  
Name: Alycia Hudson  
Notary Public in and for the State of WA  
Residing at: Arington  
My appointment expires: 03.01.2024

**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P68321 / 3974-000-124-0007**

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Tract 124, RANCHO SAN JUAN del MAR SUBDIVISION NO. 3, Plate 1, as per plat recorded in Volume 6 of Plats, page 19, records of Skagit County, Washington.

TOGETHER WITH all second class tidelands lying between the boundary line of lots 123 and 124 and the boundary line between lots 124 and 125, both lines extended, together further with all uplands, if any, lying within said described boundary and between the meander line, Rancho San Juan Del Mar, Subdivision No. (3) recording to the recorded plat thereof in Volume (6) page (19) records of Skagit County, Washington.

Situated in Skagit County, Washington.

## EXHIBIT "B"

### 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  
 Auditor's 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  
 Auditor's No(s): 630694, records of Skagit County, Washington  
 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. Notice of on-site sewage system status including the terms, covenants and provisions thereof  
 Recording Date: November 3, 1989  
 Recording No.: 8911030005
6. Shoreline Substantial Development Permit SHL 93-053 including the terms, covenants and provisions thereof  
 Recording Date: February 17, 1994

**EXHIBIT "B"**

Exceptions  
(continued)

Recording No.: 9402170078

7. Finding of Fact No. SHL 94 030.ORD including the terms, covenants and provisions thereof

Recording Date: September 27, 1994  
Recording No.: 9409270076

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

Recording Date: February 25, 2009  
Recording No.: 200902250120

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

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

11. Assessments, if any, levied by Del Mar Community Service, Inc..