

**AFTER RECORDING MAIL TO:**

**Michael and Lisa Beeman  
18583 West Big Lake Boulevard  
Mount Vernon, WA 98274**

**Filed for Record at Request of:  
Land Title & Escrow of Skagit & Island County  
Escrow No.: 01-180784-OE**

**Statutory Warranty Deed**

**THE GRANTOR WILLIAM M. TRUMAN, JR., an unmarried person as his separate property** for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, conveys and warrants to **MICHAEL W. BEEMAN and LISA G. BEEMAN, a married couple** the following described real estate, situated in the County of **Skagit**, State of **Washington**

Abbreviated Legal:  
**Ptn Lots 72 & 73, First Add. To Big Lake Water Front Tracts.**

**For Full Legal See Attached Exhibit "A"**

Tax Parcel Number(s):  
**3863-000-072-0102, P62091**

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 2020-5496

Dec 23 2020

Amount Paid \$13256.00  
Skagit County Treasurer  
By Bridget Ibarra Deputy

Subject to all the covenants, conditions, restrictions, reservations, agreements and easements of record including, but not limited to, those shown on Schedule "B-1" of Land Title Company's Preliminary Commitment, Order No. 01-180784-OE.

Dated December 14, 2020

W M Truman  
William M. Truman

STATE OF Washington }  
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that **William M. Truman** is the person(s) who appeared before me, and said person(s) acknowledged that **he** signed this instrument and acknowledge it to be **his** free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 12/14/2020

Brandi N. Dellinger  
Notary Public in and for the State of Washington  
Residing at Sedro Woolley  
My appointment expires: Nov. 15<sup>th</sup>, 2022



**EXHIBIT A****PARCEL "A":**

Lot 72, "FIRST ADDITION BIG LAKE WATER FRONT TRACTS, SKAGIT COUNTY, WASHINGTON," as per plat recorded in Volume 4 of Plats, page 15, records of Skagit County, Washington,

EXCEPT County road,

AND EXCEPT that portion of said tract described as follows:

Beginning at the intersection of the Northwestern line of said Tract 72 and the Northeasterly line of the H.C. Peters Road No. 263 Extension, as conveyed to Skagit County by deed dated June 27, 1947, filed July 15, 1947, under Auditor's File No. 406624;  
thence South 49°21'30" East along the Northeasterly line of said road 100 feet to the true point of beginning;  
thence North 49°21'30" West along the Northeasterly line of said road 100 feet;  
thence Northeasterly along the Northwestern line of said Tract to the shore line of Big Lake;  
thence Southeasterly along said shore line 100 feet;  
thence Southwesterly in a straight line to the true point of beginning,

AND ALSO EXCEPT that portion of said Tract 72 lying Southwesterly of said H.C. Peters Road No. 263 extension.

TOGETHER WITH that portion of Lot 73, "FIRST ADDITION BIG LAKE WATER FRONT TRACTS, SKAGIT COUNTY, WASHINGTON," as per plat recorded in Volume 4 of Plats, page 15, records of Skagit County, Washington, said lot also shown on Record of Survey filed in Book 2 of Surveys at page 200, under Auditor's File No. 7910250040, being more particularly described as follows:

Beginning at the Northwest corner of said Tract 73;  
thence North 44°42'50" East along the Northerly line of said Tract 73 for a distance of 178.82 feet, more or less, to the Easterly right of way margin of a County road known as the H.C. Peters Road;  
thence South 49°21'30" East along said Easterly margin for a distance of 20.00 feet, to the Southeasterly corner of Parcel "B" of that certain property described on Statutory Warranty Deed to Robert L. Sager and Janice C. Sager, husband and wife, recorded under Skagit County Auditor's File No. 8112210049;  
thence North 37°11'54" East along the Southeasterly line of said Sager Parcel "B" for a distance of 81.28 feet to the true point of beginning;  
thence North 44°42'50" East parallel with said Northerly line of Tract 73, 37.42 feet;  
thence North 82°10'33" East, 9.34 feet;  
thence North 44°42'50" East, 25.80 feet;  
thence North 45°17'10" West, 15.00 feet, more or less, to the Northerly corner of said Sager Parcel "B", being a point on the Northerly line of said Tract 73;  
thence South 44°42'50" West along said Northerly line of Tract 73, 112.63 feet;  
thence South 45°17'10" East, 5.00 feet;

thence North 44°42'50" East, 42.00 feet to a point bearing North 45°17'10" West, from the true point of beginning;

thence South 45°17'10" East, 4.32 feet, more or less, to the true point of beginning.

Situate in the County of Skagit, State of Washington.

PARCEL "B":

An easement for access to Lot 72 across a portion of Lots 73 and 74, "FIRST ADDITION BIG LAKE WATER FRONT TRACTS, SKAGIT COUNTY, WASHINGTON," as per plat recorded in Volume 4 of Plats, page 15, records of Skagit County, Washington, said lot also shown on Record of Survey filed in Book 2 of Surveys, page 200, under Auditor's File No. 7910250040, being more particularly described as follows:

Beginning at the Northwest corner of said Lot 73;

thence North 44°42'50" East along the Northerly line of said Lot 73, a distance of 178.82 feet to the Easterly right of way margin of a County Road known as the H.C. Peters Road;

thence South 49°21'30" East along the Easterly line of said County Road a distance of 20.00 feet to the true point of beginning;

thence South 49°21'30" East along the Easterly margin of said County road a distance of 53.73 feet;

thence North 40°38'30" East continuing along said right of way margin a distance of 15.00 feet;

thence South 49°21'30" East along Easterly said right of way margin a distance of 100.50 feet;

thence North 40°38'30" East a distance of 20.00 feet;

thence North 49°21'30" West a distance of 156.34 feet;

thence South 37°11'54" West a distance of 35.06 to the true point of beginning.

Situate in the County of Skagit, State of Washington.