

When recorded return to:

Mark S. Tournie and Rebecca L. Tournie
18148 West Big Lake Boulevard
Mount Vernon, WA 98274

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 2021-518
Feb 05 2021
Amount Paid \$15926.00
Skagit County Treasurer
By Chelsea Stalcup Deputy

STATUTORY WARRANTY DEED

GNW 20-8977

THE GRANTOR(S) Bret Thornton and Ingrid Thornton, husband and wife, 325 East George Hopper Road, Suite 106, Burlington, WA 98233,

for and in consideration of ten dollars and other valuable consideration

in hand paid, conveys, and warrants to Mark S. Tournie and Rebecca L. Tournie, a married couple

the following described real estate, situated in the County Skagit, State of Washington:

FOR PROPERTY DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART
HEREOF.

Abbreviated legal description: Property 1:
Ptn. Tracts 38-40, BIG LAKE WATERFRON TRACTS

This conveyance is 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 as described in Exhibit "B" attached hereto

Tax Parcel Number(s): P62022

Dated: 2/4/2021

Bret Thornton
Bret Thornton

Ingrid Thornton
Ingrid Thornton

Statutory Warranty Deed
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STATE OF WASHINGTON
COUNTY OF SKAGIT

I certify that I know or have satisfactory evidence that Bret Thornton and Ingrid Thornton is the person who appeared before me, and said person acknowledged that he/she signed this instrument and acknowledged it to be his/her free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: 04 day of February, 2021

Crystal Deighton
Signature

Escrow Assistant
Title

My appointment expires:



EXHIBIT A
LEGAL DESCRIPTION

Property Address: 18148 West Big Lake Boulevard, Mount Vernon, WA 98274
Tax Parcel Number(s): P62022

Property Description:

That portion of Tracts 38 and 39, "BIG LAKE WATERFRON TRACTS", as per plat recorded in Volume 4 of Plats, page 12, records of Skagit County, Washington, lying Westerly of the HC Peters Road Extension 263, as deeded to Skagit County by deed recorded June 26, 1947, under Auditor's File No. 406022 and lying Easterly of the following described line:

BEGINNING at the Southwest corner of said Tract 39;
Thence Northeasterly, along the Southerly line of said Tract 39, a distance of 75 feet to the TRUE POINT OF BEGINNING of this line description;
Thence Northwesterly, at right angles to said South line of Tract 39, to the Southerly right of way line of the H. C. Peters Road Extension 263, as deeded to Skagit County by deed recorded June 26, 1947, under Auditor's File No. 406022, and the terminus of this line description;

EXCEPT 40 foot road right of way deeded to Skagit County by deed recorded in Volume 119 of Deeds, page 254.

TOGETHER WITH that portion of the following described Tract "X" lying Westerly of the Southwesterly right-of-way margin of West Big Lake Boulevard:

TRACT "X":

Lot 40, BIG LAKE WATER FRONT TRACTS, according to the plat thereof, recorded in Volume 4 of Plats, page 12, records of Skagit County, Washington.

EXCEPT those portions conveyed to Skagit County for road purposes by deeds dated May 10, 1920 and April 21, 1947 under Auditor's File Numbers 145101 and 403573, records of Skagit County, Washington.

TOGETHER WITH those portions of vacated Garden Drive and any portion of Tracts 40 and 45, BIG LAKE WATERFRONT TRACTS lying Northeasterly of the Northeasterly right-of-way margin of West Big Lake Boulevard and Northwesterly of the following described line:

Beginning at the Northwest corner of said Lot 40 Plat of Big Lake Waterfront Tracts;
Thence North 78 degrees 11'56" East along the North line of said Lot 40 for a distance of 370.26 feet, more or less, to the Northeasterly right-of-way margin of West Big Lake Boulevard;
Thence South 55 degrees 02'00" East along the Northeasterly margin for a distance of 131.50 feet to the TRUE POINT OF BEGINNING of said line description;
Thence North 52 degrees 26'11" East for a distance of 76 feet, more or less, to the shoreline of Big Lake and being the terminus of said line description.

Situated in Skagit County, Washington

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EXHIBIT B

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1. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Skagit County Sewer District No. 2
Purpose: Ingress and egress to pump station site and maintenance of said pump station
Recording Date: June 26, 1981
Recording No.: 8106260069

2. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Skagit County Sewer District No. 2
Purpose: Sanitary sewers
Recording Date: July 10, 1984
Recording No.: 8407100026

3. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Skagit County Sewer District No. 2
Purpose: Ingress and egress to a pump station site
Recording Date: July 10, 1984
Recording No.: 8407100027

4. Sewer Service Agreement and the terms and conditions thereof

Recording Date: May 13, 1996
Recording No.: 9605130096

5. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Skagit County Sewer District No. 2
Purpose: Ingress and egress to sewer pump station site and maintenance of said pump station
Recording Date: May 16, 1996
Recording No.: 9605130097

6. Boundary Line Adjustment Quit Claim Deed

Recording Date: October 1, 1997
Recording No.: 9710010107

As Follows:

"The above described property will be combined or aggregated with contiguous property owned by the purchaser. This boundary adjustment is not for the purposes of creating an additional building lot"

7. Any and all offers of dedications, conditions, restrictions, easements, fence line/boundary discrepancies and encroachments, notes, provisions and/or any other matters as disclosed and/or delineated on the face of the following plat/short plat/survey named Survey recorded January 31, 2000 as Auditor's File No. 200001310003.

8. Variance 00-0193 Findings of Fact, Conclusions of Law, and Decision and the terms and conditions thereof

Recording Date: November 9, 2000

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Recording No.: 200011090094

9. Variance 01-0229 Findings of Fact, Conclusions of Law and Decision and the terms and conditions thereof

Recording Date: July 30, 2001

Recording No.: 200107300195

10. Any and all offers of dedications, conditions, restrictions, easements, fence line/boundary discrepancies and encroachments, notes, provisions and/or any other matters as disclosed and/or delineated on the face of the following plat/short plat/survey named Survey recorded July 23, 2009 as Auditor's File No. 200907230171.

11. Provisions and matters regarding Boundary Line Adjustment set forth on document recorded September 10, 2009 under Auditor's File No. 200909100091.

12. Lot of Record Certification and the terms and conditions thereof

Recording Date: February 4, 2011

Recording No.: 201102040004

13. Protected Critical Area Site Plan and the terms and conditions thereof

Recording Date: August 27, 2014

Recording No.: 201408270003

14. Variance PL14-0388 Findings of Fact, Conclusions of Law and Decision and the terms and conditions thereof

Recording Date: January 30, 2015

Recording No.: 201501300156

15. Protected Critical Area Site Plan and the terms and conditions thereof

Recording Date: April 28, 2015

Recording No.: 201504280107

16. Any and all offers of dedications, conditions, restrictions, easements, fence line/boundary discrepancies and encroachments, notes, provisions and/or any other matters as disclosed and/or delineated on the face of the following plat/short plat/survey named Survey for Munair Simpson recorded October 1, 2018 as Auditor's File No. 201810010142.