

**When recorded return to:**  
Chris H. Chang and June W. Chang  
12054 Marine Drive  
Anacortes, WA 98221

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
Affidavit No. 2021-752  
Feb 22 2021  
Amount Paid \$27755.00  
Skagit County Treasurer  
By Chelsea Stalcup Deputy

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620046297

**CHICAGO TITLE**  
620046297

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Todd Wiersum, a married man as his separate estate

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration  
in hand paid, conveys, and warrants to Chris H. Chang and June W. Chang, a married couple

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.)

LT 11, SKAGIT CO SP NO. 6-90, BEING A PTN. NW 1/4, SEC. 2-34-1E, W.M.

Tax Parcel Number(s): P105249 / 340102-2-008-0403

Subject to:

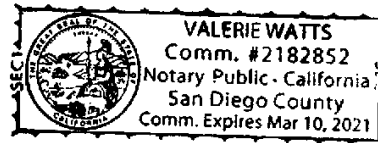
SEE EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF

**STATUTORY WARRANTY DEED**  
(continued)Dated: 2/12/2021  
\_\_\_\_\_  
Todd WiersumState of California  
County of San Diego

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

Dated: February 12, 2021

Name: Valerie Watts  
Notary Public in and for the State of California  
Residing at: San Diego County  
My appointment expires: March 10, 2021



**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P105249 / 340102-2-008-0403**

Lot 11, SKAGIT COUNTY SHORT PLAT NO. 6-90, approved March 12, 1991, and recorded March 12, 1991, in Volume 9 of Short Plats, page 326, under Auditor's File No. 9103120066, records of Skagit County, Washington; being in a portion of revised Skagit County Short Plat No. 68-80 and 90-77 in the Northwest Quarter of Section 2, Township 34 North, Range 1 East of the Willamette Meridian;

EXCEPT that portion described as follows:

Commencing at the Northeast corner of said Lot 11, Short Plat No. 6-90;  
Thence South 88°16'17" West 54.00 feet along the North line of said Lot 11 to the true point of beginning;  
Thence South 63°04'51" West 91.04 feet;  
thence North 69°41'47" West 103.42 feet, more or less, to said North line of Lot 11 at a point bearing South 88°16'17" West from the true point of beginning;  
Thence North 88°16'17" East 178.25 feet along said North line of Lot 11 to the true point of beginning.

AND EXCEPT that portion of said Lot 11, SKAGIT COUNTY SHORT PLAT NO. 6-90, approved March 12, 1991, and recorded March 12, 1991, in Volume 9 of Short Plats, page 326, under Auditor's File No. 9103120066, records of Skagit County, Washington; being in a portion of revised Skagit County Short Plat No. 68-80 and 90-77 in the Northwest Quarter of Section 2, Township 34 North, Range 1 East of the Willamette Meridian, and being more particularly described as follows:

Commencing at the Northeast corner of said Lot 11, SKAGIT COUNTY SHORT PLAT NO. 6-90;  
Thence South 88 degrees 16'17" West along the North line of said Lot 11 for a distance of 54.00 feet to the Easterly most corner of that certain parcel conveyed to David and Carolyn Rice, husband and wife, by Statutory Warranty Deed recorded under Skagit County Auditor's File No. 9905060108, also being an angle point on the South line of Lot 1 of Skagit County Short Card No. PL-01-0902 approved April 17, 2002 and recorded April 17, 2002 under Skagit County Auditor's File No. 200204170072 and being the TRUE POINT OF BEGINNING;  
Thence South 63 degrees 04'51" West along the South line of said Lot 1 for a distance of 91.04 feet to an angle point in said South line;  
Thence North 69 degrees 43'13" West (called North 69 degrees 41'47" West on previous deed) for a distance of 103.40 feet to an angle point in said South line and being a point on the North line of Section 2, Township 34 North, Range 1 East, W.M.;  
Thence South 88 degrees 16'17" West along said South line for a distance of 29.82 feet;  
Thence South 39 degrees 53'17" East for a distance of 106.77 feet, more or less, to a point bearing South 57 degrees 41'49" West from the TRUE POINT OF BEGINNING;  
Thence North 57 degrees 41'49" East for a distance of 165.05 feet, more or less, to the TRUE POINT OF BEGINNING.

Situate in the County of Skagit, State of Washington.

**EXHIBIT "B"**  
Exceptions

1. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
  
Granted to: Puget Sound Power & Light Company  
Purpose: Electric transmission and/or distribution line  
Recording Date: June 14, 1990  
Recording No.: 9006140070
2. Covenants, conditions, restrictions and easements 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, source of income, gender, gender identity, gender expression, medical condition or genetic information, 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 in the document  
  
Recording Date: January 31, 1990  
Recording No.: 9001310074
3. 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 SKAGIT COUNTY SHORT PLAT NO. 6-90:  
  
Recording No: 9103120066
4. Covenants, conditions, restrictions and easements 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, source of income, gender, gender identity, gender expression, medical condition or genetic information, 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 in the document  
  
Recording Date: March 12, 1991  
Recording No.: 9103120091  
  
Modification(s) of said covenants, conditions and restrictions  
  
Recording Date: August 14, 2000  
Recording No.: 200008140165
5. Covenants, conditions, restrictions and easements but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation,

**EXHIBIT "B"****Exceptions  
(continued)**

familial status, marital status, disability, handicap, national origin, ancestry, source of income, gender, gender identity, gender expression, medical condition or genetic information, 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 in the document

Recording Date: March 12, 1991  
Recording No.: 9103120092

6. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument

Recorded: March 12, 1991  
Recording No.: 9103120091  
Recording no.: 9103120092  
Imposed by: Ocean View Estates Association

7. Agreement, including the terms and conditions thereof,

Between: Larry Bughi and Skagit County  
Recording Date: February 21, 1991  
Recording No.: 9102210047  
Providing: For the construction of a tramway system to provide beach access

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

Granted to: Anacortes Properties NW, LLC  
Purpose: Ingress, egress and utilities  
Recording Date: August 10, 2011  
Recording No.: 201108100047

9. 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 Survey:

Recording No: 201109080020

10. Latecomers Agreement including the terms, covenants and provisions thereof, including an assessment charge per parcel of \$8,944.67 per parcel.

Recording Date: June 5, 2008  
Recording No.: 200806050007

**EXHIBIT "B"****Exceptions  
(continued)**

11. 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.
12. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
13. City, county or local improvement district assessments, if any.
14. Assessments, if any, levied by Ocean View Estates Association.