

POOR ORIGINAL

202103150012

03/15/2021 08:36 AM Pages: 1 of 3 Fees: \$105.50  
Skagit County Auditor, WA

AFTER RECORDING MAIL TO:

Roger J Adams and Geri D Adams  
200 S College Ave Unit 205  
Fort Collins, CO 80524

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 2021-1076

Mar 12 2021

Amount Paid \$8450.00  
Skagit County Treasurer  
By Chelsea Stalcup Deputy

F.A.T.C.O.

31666198

Filed for Record at Request of:  
First American Title Insurance Company

Space above this line for Recordors use only

GNW 21-9415

### STATUTORY WARRANTY DEED

File No: 4265-3666198 (AS)

Date: February 22, 2021

Grantor(s): Seaman Family Trust

Grantee(s): Roger J Adams and Geri D Adams

Abbreviated Legal: ~~(0.7200 AC) Dewey Beach Add No. 3A and Excise Tax~~

Additional Legal on page: 3

Assessor's Tax Parcel No(s): P65061, P19618 and P65060

LOT 6 AND PTN LOT 7, DEWEY BEACH ADD NO. 3A

**THE GRANTOR(S) Robert L. Seaman, Successor Trustee of the Seaman Family Trust dated May 6, 1993 for and in consideration of Ten Dollars and other Good and Valuable Consideration, in hand paid, conveys, and warrants to Roger J Adams and Geri D Adams, a married couple, the following described real estate, situated in the County of Skagit, State of Washington.**

**LEGAL DESCRIPTION:** Real property in the County of Skagit, State of Washington, described as follows:

Attached Hereto and made a part hereof

Subject To: 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.

APN: P65061

Situatory Warranty Deed  
- continued

File No.: 4265-3666198 (AS)

Robert L. Seaman, Successor Trustee of the  
Seaman Family Trust dated May 6, 1993

*Robert L. Seaman* Successor Trustee  
Robert L. Seaman, Successor Trustee

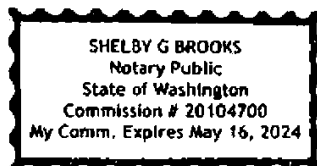
STATE OF Washington )  
COUNTY OF ~~Skagit~~ Whatcom )-ss  
S&B )


I certify that I know or have satisfactory evidence that **Robert L. Seaman**, is/are the person(s) who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument, on oath stated that he/she/they is/are authorized to execute the instrument and acknowledged it as the **Successor Trustee of Seaman Family Trust dated May 6, 1993** to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 03/09/21

*Shelby G Brooks*

Notary Public in and for the State of Washington  
Residing at: Whatcom  
My appointment expires: 5/16/24



 <b>First American Title™</b>	<b>ALTA Commitment for Title Insurance</b>
<b>Exhibit A</b>	ISSUED BY <b>First American Title Insurance Company</b>

Commitment No.: 21-9415-TO

The Land referred to herein below is situated in the County of Skagit, State of Washington, and is described as follows:

**PARCEL "A":**

Lot 6, Dewey Beach Addition No. 3A, according to the plat thereof recorded in Volume 7 of Plats, page 12, records of Skagit County, Washington.

Situate in Skagit County, Washington.

**PARCEL "B":**

Lot 7, Dewey Beach Addition No. 3A, according to the plat thereof recorded in Volume 7 of PLats, page 12, records of Skagit County, Washington,

**EXCEPT** that portion of said Lot 7, described as follows:

Beginning at the Southwest corner of said Lot 7;  
 thence North along the West line of said Lot 7, 300.19 feet to the true point of beginning;  
 thence East at right angles to the West line of said Lot 7, 35 feet;  
 thence South parallel with the West line of said Lot 7, a distance of 30 feet;  
 thence West at right angles a distance of 35 feet to the West line of said Lot 7;  
 thence North along the West line of said Lot 7, a distance of 30 feet to the true point of beginning;

**TOGETHER WITH** that portion of the East half of the Northeast Quart of Section 24, Township 34 North, Range 1 East of the Willamette Meridian, described as follows:

Beginning at the East Quarter Corner of said Section 24;  
 thence North 88°43' West 1,285.53 feet;  
 thence North 1°10'30" East 325.19 feet;  
 thence East at right angles to the last described course a distance of 35 feet to the true point of beginning of this description;  
 thence continue East a distance of 15 feet;  
 thence North 1°10'30" East 70 feet, more or less, to the South line of the County Road;  
 thence Westerly along the Southerly line of said County Road to a point that bears North 1°10'30" East from the true point of beginning;  
 thence South 1°10'30" West to the true point of beginning.

Situate in Skagit County, Washington.

*This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by First American Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.*

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