

**When recorded return to:**

Edward V. Skoroda and Laurie B. Skoroda  
4405 Anaco Beach Place  
Anacortes, WA 98221

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 2021-1687

Apr 20 2021

Amount Paid \$30680.00  
Skagit County Treasurer  
By Heather Beauvais Deputy

Filed for record at the request of:



**CHICAGO TITLE**

COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620047063

**CHICAGO TITLE**

620047063

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Scott C. Ledbetter and Sylvia R. Sepulveda, Trustees of The Ledbetter Family Trust, dated July 30, 2004 and amended December 10, 2015

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Edward V. Skoroda and Laurie B. Skoroda, 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 3, ANACORTES SP NO. ANA-04-008, BEING A PTN. SEC. 27-35-1E, W.M.

Tax Parcel Number(s): P61833 / 3858-000-017-0107

Subject to:

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

**STATUTORY WARRANTY DEED**  
(continued)

Dated: April 13, 2021

The Ledbetter Family Trust, dated July 30, 2004 and amended December 10, 2015

BY: *Scott C. Ledbetter*  
Scott C. Ledbetter  
Trustee

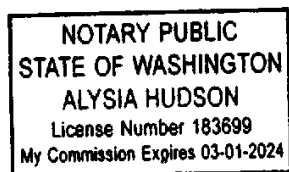
BY: *Sylvia R. Sepulveda*  
Sylvia R. Sepulveda  
Trustee

State of Washington

County of Skagit

I certify that I know or have satisfactory evidence that Scott C Ledbetter  
and Sylvia R Sepulveda  
is/~~are~~ the person(s) who appeared before me, and said person acknowledged that (he/she/~~they~~)  
signed this instrument, on oath stated that (he/she/~~they~~) was authorized to execute the instrument and  
acknowledged it as the Trustees of the Ledbetter Family Trust Dated July 30, 2004 and amended  
December 10, 2015 to be the free and voluntary act of such party for the uses and purposes  
mentioned in the instrument.

Dated: April 16, 2021



*Alysia Hudson*  
Name: Alysia Hudson  
Notary Public in and for the State of WA  
Residing at: Arlington  
My appointment expires: 03.01.2024

**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P61833 / 3858-000-017-0107**

Lot 3, Anacortes Short Plat No. ANA-04-008, approved January 11, 2005, recorded January 12, 2005, under Skagit County Auditor's File No. 200501120062; being a portion of Lots 17 and 18, "ANACO BEACH, SKAGIT COUNTY, WASHINGTON," as per plat recorded in Volume 5 of Plats, page 4, records of Skagit County, Washington and a portion of Tract 3, Plate 3, Anacortes Tidelands as shown on the official map in the office of the Commissioner of Public Lands in Olympia, Washington; Section 27, Township 35 North, Range 1 East, W.M.,

EXCEPT that portion of said Lot 3, described as follows:

Beginning at the most Easterly corner of said Lot 3;  
thence North 57 degrees 52'26" West a distance of 70.16 feet along the Northerly line of said Lot 3;  
thence South 27 degrees 11'03" East a distance of 51.92 feet;  
thence South 8 degrees 47'43" East a distance of 17.97 feet to the Easterly line of said Lot 3;  
thence North 51 degrees 02'18" East a distance of 42.37 feet to the point of beginning.

TOGETHER WITH that portion of Lot 19, "ANACO BEACH, SKAGIT COUNTY, WASHINGTON," as per plat recorded in Volume 5 of Plats, page 4, records of Skagit County, Washington, described as follows:

Beginning at the most Northerly corner of said Lot 19;  
thence South 51 degrees 02'18" West 42.37 feet along said Easterly line to the point of beginning;  
thence South 7 degrees 25'19" West 23.57 feet;  
thence along a curve to the right having a radius of 29.50 feet, length of 13.56 feet, and delta angle of 26 degrees 19'30";  
thence along a non-tangent curve to the left having a radius of 46.00 feet, length of 25.61 feet, delta angle of 31 degrees 54'11", and a chord bearing of South 68 degrees 52'13" West;  
thence South 54 degrees 58'30" West 33.30 feet;  
thence North 82 degrees 21'35" West 21.42 feet to the Northwesternly line of said Lot 19;  
thence North 51 degrees 02'18" East 101.32 feet along said line to the point of beginning.

Situate in the County of Skagit, State of Washington.

## EXHIBIT "B"

### Exceptions

1. Right to construct and use a right of way 12 feet in width over and across a portion of Lot 18, as granted by instrument recorded July 31, 1958, under Recording No. 566911, records of Skagit County, Washington.
  
2. 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 ANACORTES SHORT PLAT NO. ANA-04-008:  
  
Recording No: 200501120062
  
3. Covenants, conditions and restrictions 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: February 1, 2005  
Recording No.: 200502010103  
  
Modification(s) of said covenants, conditions and restrictions  
  
Recording Date: November 21, 2007  
Recording No.: 200711210044
  
4. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
  
Purpose: Foot path, drainage, fire equipment access, ingress, egress and utilities as described in said document  
Recording Date: February 1, 2005  
Recording No.: 200502010106
  
5. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
  
Granted to: Puget Sound Energy  
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances  
Recording Date: December 19, 2005  
Recording No.: 200512190135

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

6. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
- Granted to: Puget Sound Energy  
 Purpose: Electric transmission and/or distribution line, together with necessary appurtenances  
 Recording Date: December 19, 2005  
 Recording No.: 200512190137
7. 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 Boundary Line Adjustment Survey:
- Recording No: 200605300005
- Affidavit of Minor Revision of Survey
- Recording Date: June 22, 2006  
 Recording No.: 200606220026 being a re-recording of Recording No. 200606080113
8. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
- Granted to: City of Anacortes  
 Purpose: Slope  
 Recording Date: June 20, 2006  
 Recording No.: 200606200084
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 The Breeze:
- Recording No.: 200606220058
10. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.

**EXHIBIT "B"**

Exceptions  
(continued)

11. City, county or local improvement district assessments, if any.
12. Assessments, if any, levied by City of Anacortes.