

When recorded return to:

Adam Blomeke and Kelsey Blomeke  
6958 Salmon Beach Road  
Anacortes, WA 98221

GNW 21-10528

## STATUTORY WARRANTY DEED

THE GRANTOR(S) Cheryl A. Hendrickson, as her separate estate, 3635 South Salida Del Sol Avenue, Yuma, AZ 85365,

for and in consideration of ten dollars and other valuable consideration

in hand paid, conveys, and warrants to Adam Blomeke and Kelsey Blomeke, 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:  
Lot 7, Block 2, RENSINK-WHIPPLE SALMON BEACH TRACTS & Ptn. Gov. Lot 6, Section 19, Township 34  
North, Range 2 East

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): P68473, P20502 and P20515

Dated: 6-2-2021

Cheryl A. Hendrickson  
Cheryl A. Hendrickson

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 2021-2712

Jun 16 2021

Amount Paid \$13345.00  
Skagit County Treasurer  
By Heather Beauvais Deputy

Arizona  
STATE OF ~~WASHINGTON~~  
COUNTY OF ~~SKAGIT~~ Yuma

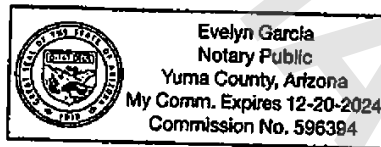
I certify that I know or have satisfactory evidence that Cheryl A. Hendrickson is the person who appeared before me, and said person acknowledged that he/she signed this instrument and acknowledged it to be his/her free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: 2 day of June, 2021

Evelyn Garcia  
Signature

Notary Public  
Title

My appointment expires: 12-20-2024



**EXHIBIT A**  
**LEGAL DESCRIPTION**

Property Address: 6958 Salmon Beach Road, Anacortes, WA 98221  
Tax Parcel Number(s): P68473, P20502 and P20515

**Property Description:**

Lot 7, Block 2, "RENSINK-WHIPPLE SALMON BEACH TRACTS", according to the recorded plat thereof in the Office of the Auditor of Skagit County, Washington, recorded in Volume 5 of Plats at page 55;

TOGETHER WITH the tidelands of the second class situated in front of, adjacent to and abutting thereon;

ALSO beginning at a point in Section 19, Township 34 North, Range 2 East, W.M., Skagit County, Washington, on the South line of Gibraltar to Dewey Road known as Road No. 14 at a point where the same is intersected by the projection of the East line of the aforesaid Lot 7 of "RENSINK-WHIPPLE SALMON BEACH TRACTS"; thence continuing along said projected line Southeasterly to the Northeast corner of said Lot 7; thence along the Northerly line of said Lot 7 to the Northwest corner of said Lot 7; thence Northwesterly on the projection of the West line of said Lot 7 to a point where the same would intersect the South line of said Road No. 14; thence Northeasterly along the South line of said Road No. 14 to the point of beginning.

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**EXHIBIT B**

21-10528-KS

1. Declaration of easement, affecting a portion of the subject property for the purpose of operating and maintaining a water line and maintenance of a right of way for road and power lines, including the terms and provisions thereof granted to N. D. Whipple, et ux, recorded October 14, 1946 and October 18, 1946 as Auditor's File No's. 397004, 397149, 397150 and various other documents of record.

2. 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 RENSINK-WHIPPLE SALMON BEACH TRACTS recorded September 30, 1946 as Auditor's File No. 396509 (Vol. 5 of Plats, Page 55).

3. Right of the general public to the unrestricted use of all the waters of a navigable body of water, not only for the primary purposes of navigation, but also for corollary purposes, including (but not limited to) fishing, boating, bathing, swimming, water skiing and other related recreational purposes, as those waters may affect the tidelands, shorelands, or adjoining uplands, and whether the level of the water has been raised naturally or artificially to a maintained or fluctuating level, all as further defined by the decisional law of this state.

(Affects all of the premises subject to such submergence.)

4. Right of the State of Washington in and to that portion, if any, of the property herein described which lies below the line ordinary high water of Similk Bay.

5. Terms, provisions and reservations under the Submerged Land Act (43 U.S.C.A. § 1301 through 1311) and the rights of the United States of America to regulate commerce, navigation, flood control, fishing and production of power.

6. Any question of the location of lateral boundaries and the seaward boundaries of the second class tidelands/shorelands described herein.

7. Only affecting the tidelands, subject to reservations of minerals, etc., as provided by Section 7797-56 of Remington's Revised Statutes, as contained in Deed from the State of Washington to E.J. Rensink, undivided ½ interest, and N.D. Whipple, undivided ½ interest, dated December 30, 1946 and April 23, 1947, filed for recorded February 28, 1947 and June 2, 1947 and recorded in Volume 216 and 218 of Deeds, pages 300 and 417, under Auditor's File No. 401492 and 405108.

8. Regulatory notice/agreement regarding Protected Critical Area Site Plan that may include covenants, conditions and restrictions affecting the subject property, recorded March 6, 2009 as Auditor's File No. 200903060138 .

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice. Said notice/agreement may pertain to governmental regulations for building or land use. Said matters are not a matter of title insurance. If such non-title insurance matters are shown, they are shown as a courtesy only, without the expectation that all such matters have been shown.

9. Lot certification, including the terms and conditions thereof, recorded November 25, 2015 as Auditor's File No. 201511250099. Reference to the record being made for full particulars. The company makes no determination as to its affects.

10. Regulatory notice/agreement regarding Notice of Decision/Variance (Setback reduction) that may include covenants, conditions and restrictions affecting the subject property, recorded Marcy 29, 2016 as Auditor's File

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No. 201603290088 .

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice. Said notice/agreement may pertain to governmental regulations for building or land use. Said matters are not a matter of title insurance. If such non-title insurance matters are shown, they are shown as a courtesy only, without the expectation that all such matters have been shown.

11. Regulatory notice/agreement regarding Accessory Dwelling Unity Notification that may include covenants, conditions and restrictions affecting the subject property, recorded June 21, 2016 as Auditor's File No. 201606210007 .

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice. Said notice/agreement may pertain to governmental regulations for building or land use. Said matters are not a matter of title insurance. If such non-title insurance matters are shown, they are shown as a courtesy only, without the expectation that all such matters have been shown.