

~~202107010129~~~~07/01/2021 04:01 PM Pages: 1 of 13 Fees: \$115.50
Skagit County Auditor, WA~~

Real Estate Excise Tax
Exempt
Skagit County Treasurer
By Marissa Guerrero
Affidavit No. 2021-3055
Date 07/02/2021

When recorded return to:

Guardian NW title 3202 Commercial Avenue, Anacortes, WA 98221
David McCormack and Karen McCormack
10302 12th Avenue NW
Seattle, WA 98177

Re-Record
TO CORRECT GRANTEE'S NAMES AND GNW 21-10999
INSERT BOUNDARY LINE ADJUSTMENT LANGUAGE
STATUTORY WARRANTY DEED

THE GRANTOR(S) James D. Stapp and Joline M. Stapp, Trustees of James D. Stapp and Joline M. Stapp Revocable Living Trust dated November 12, 2018 as to an undivided 1/3 interest; and in John R. Stapp (married to Cristie Marion Stapp), as his separate property as to an undivided 1/3 interest; and in David C. Stapp (married to Lynn O. Stapp) as his separate property as to an undivided 1/3 interest, 5080 Guemes Island Road, Anacortes, WA 98221,

for and in consideration of WAC458-61a-109(2)(B) Boundary Line Adjustment

in hand paid, conveys, and warrants to ~~David McCormack and Karen McCormack, 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. *The property described herein shall be recombined or
reaggregated into a single lot of record. This BLA is not for
Abbreviated legal description: the purposes of creating an additional
Portions of the N 1/2 of the NW 1/4 of Sec. 36, Twp. 36 N., R. 1 East, W.M. building lot.*

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): P61775/3856-000-074-0109; P46846/360136-0-007-0003; P46911/360136-2-001-0406

Real Estate Excise Tax
Exempt
Skagit County Treasurer
By Heather Beauvais
Affidavit No. 2021-3026
Date 07/01/2021

*** James D. Stapp & Joline M. Stapp,
Trustees of the James D. Stapp and
Joline M. Stapp Revocable Living Trust dated
November 12, 2018 as to an undivided 1/3 interest;
and in John R. Stapp (married to Cristie
Marion Stapp) as his separate property as to
an undivided 1/3 interest; and in David
C. Stapp (married to Lynn O. Stapp) as his
separate property as to an undivided
1/3 interest.*

Statutory Warranty Deed
LPB 10-05

Dated: June 9, 2021

James D. Stapp and Joline M. Stapp Revocable Living Trust dated November 12, 2018 and to an undivided 1/3 interest

By: James D. Stapp
James D. Stapp, Trustee

By: Joline M. Stapp
Joline M. Stapp, Trustee

John R. Stapp

Cristie Marion Stapp

David C. Stapp

Lynn O. Stapp

Oregon
~~STATE OF WASHINGTON~~
COUNTY OF SKAGIT
Multnomah

I certify that I know or have satisfactory evidence James D. Stapp and Joline M. Stapp are the persons who appeared before me and said persons acknowledged they signed this instrument, on oath stated they are authorized to execute this instrument and are Trustees of the James D. Stapp and Joline M. Stapp Revocable Living Trust dated November 12, 2018 to be the free and voluntary act of such parties for the uses and purposes mentioned in this instrument.

Dated: 9th day of June, 2021

Signature

Notary Public

Title



My appointment expires: 5/10/2024

Statutory Warranty Deed
LPB 10-05

Order No.: 21-10999-KS

Page 2 of 5

Dated: June 9, 2021

James D. Stapp and Joline M. Stapp Revocable Living Trust dated November 12, 2018 and to an undivided 1/3 interest

By: _____
James D. Stapp, Trustee

By: _____
Joline M. Stapp, Trustee

John R. Stapp
John R. Stapp
Cristie Marion Stapp
Cristie Marion Stapp

David C. Stapp

Lynn O. Stapp

STATE OF WASHINGTON
COUNTY OF SKAGIT

I certify that I know or have satisfactory evidence James D. Stapp and Joline M. Stapp are the persons who appeared before me and said persons acknowledged they signed this instrument, on oath stated they are authorized to execute this instrument and are Trustees of the James D. Stapp and Joline M. Stapp Revocable Living Trust dated November 12, 2018 to be the free and voluntary act of such parties for the uses and purposes mentioned in this instrument.

Dated: _____ day of June, 2021

Signature

Title

My appointment expires:

Statutory Warranty Deed
LPB 10-05

Order No.: 21-10999-KS

Page 2 of 5

Dated: June 9, 2021

James D. Stapp and Joline M. Stapp Revocable Living Trust dated November 12, 2018 and to an undivided 1/3 interest

By: James D. Stapp, Trustee

By: Joline M. Stapp, Trustee

John R. Stapp

Cristie Marion Stapp

David C. Stapp

Lynn O. Stapp

STATE OF WASHINGTON
COUNTY OF SKAGIT

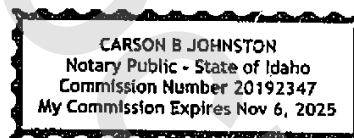
I certify that I know or have satisfactory evidence James D. Stapp and Joline M. Stapp are the persons who appeared before me and said persons acknowledged they signed this instrument, on oath stated they are authorized to execute this instrument and are Trustees of the James D. Stapp and Joline M. Stapp Revocable Living Trust dated November 12, 2018 to be the free and voluntary act of such parties for the uses and purposes mentioned in this instrument.

Dated: 9th day of June, 2021

Carson B Johnston
Signature

NOTARY SIGNING AGENT
Title

My appointment expires: Nov. 6, 2025



Statutory Warranty Deed
LPB 10-05

Order No.: 21-10999-KS

Page 2 of 5

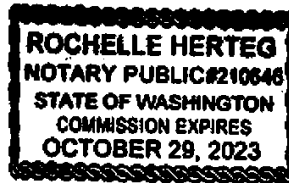
STATE OF WASHINGTON
COUNTY OF SKAGIT

I certify that I know or have satisfactory evidence Cristie Marion Stapp is the person who appeared before me and said person acknowledged she signed this instrument, and acknowledge it to be her free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 9 of June, 2021

[Signature]
Signature

Notary Public
Title



My appointment expires: 10/29/23

STATE OF WASHINGTON
COUNTY OF SKAGIT

I certify that I know or have satisfactory evidence Lynn O. Stapp are the persons who appeared before me and said person acknowledged she signed this instrument, and acknowledge it to be her free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: ____ day of June, 2021

Signature

Title

My appointment expires:

STATE OF WASHINGTON
COUNTY OF SKAGIT

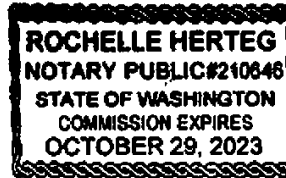
I certify that I know or have satisfactory evidence John Stapp is the person who appeared before me and said person acknowledged he signed this instrument, and acknowledge it to be his free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 9 ^{June} day of ~~May~~, 2021

[Signature]
Signature

Notary Public
Title

My appointment expires: 10/29/23

STATE OF WASHINGTON
COUNTY OF SKAGIT

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

Dated: ____ day of May, 2021

Signature

Title

My appointment expires:

BOUNDARY ADJUSTMENT
Reviewed and approved in accordance
with Skagit County Code Chapter 14.18

[Signature]
Skagit Co. Planning & Dev. Services

5/26/2021
Date

STATE OF WASHINGTON
COUNTY OF SKAGIT

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

Dated: _____ day of May, 2021

Signature

Title

My appointment expires:

STATE OF WASHINGTON
COUNTY OF SKAGIT

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

Dated: _____ day of May, 2021

Signature

Title

My appointment expires:

BOUNDARY ADJUSTMENT

Reviewed and approved in accordance
with Skagit County Code Chapter 14.18

Heidi Roeder
Skagit Co. Planning & Dev. Services

5/26/2021
Date

STATE OF WASHINGTON
COUNTY OF SKAGIT

I certify that I know or have satisfactory evidence Cristie Marion Stapp is the person who appeared before me and said person acknowledged she signed this instrument, and acknowledge it to be her free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: _____ of June, 2021

Signature

Title

My appointment expires:

STATE OF WASHINGTON ^(S) IDAHO
COUNTY OF SKAGIT ^(S) BLAINE

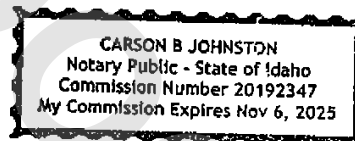
I certify that I know or have satisfactory evidence Lynn O. Stapp are the persons who appeared before me and said person acknowledged she signed this instrument, and acknowledge it to be her free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 8th day of June, 2021

Carson B Johnston
Signature

NOTARY SIGNING AGENT
Title

My appointment expires: Nov. 6, 2025



STATE OF WASHINGTON
COUNTY OF SKAGIT

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

Dated: _____ day of May, 2021

Signature

Title

My appointment expires:

STATE OF WASHINGTON IDAHO
COUNTY OF SKAGIT BULWINE

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

Dated: 6th day of May, 2021

Signature

NOTARY SIGNING AGENT
Title

My appointment expires: NOV. 6, 2025

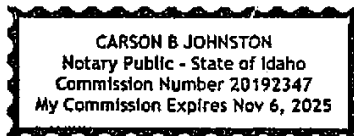
BOUNDARY ADJUSTMENT

Reviewed and approved in accordance
with Skagit County Code Chapter 14.18

Skagit Co. Planning & Dev. Services

Date

5/26/2021



**EXHIBIT A
LEGAL DESCRIPTION**

Property Address: 5080 Guemes Island Road, Anacortes, WA 98221

Tax Parcel Number(s): P61775/3856-000-074-0109; P46846/360136-0-007-0003; P46911/360136-2-001-0406

Property Description:

Parcel "A":

That portion of Government Lot 1 and of the Northwest 1/4 of the Northwest 1/4 of Section 36, Township 36 North, Range 1 East, W.M. described as follows:

Begin at a point on the Southwesterly line of Tract "E" of "FIRST ADDITION TO ALVERSON'S CAMPING TRACTS" as per plat recorded in Volume 4 of Plats, Page 40, records of Skagit County, Washington which bears North 51° 53' West 100 feet from the Southeasterly corner thereof; thence South 38° 07' West to a point of intersection of the North and South one-sixteenth line through said NW 1/4; thence North along said one-sixteenth line to a point where the Southwesterly boundary line of Tract "D" of said plat intersects said one-sixteenth line; thence Southeasterly along the Southwesterly boundary line, its extension and the Southwesterly boundary line of said Tract "E" to the Point of Beginning; EXCEPT that portion thereof lying Northwesterly of the Southwesterly extension of the boundary between Lots 17 and 18 of said Plat.

Parcel "B":

The Northwesterly 1/2 of Tract "E" of "FIRST ADDITION TO ALVERSON'S CAMPING TRACTS" as per plat recorded in Volume 4 of Plats, Page 40 record's of Skagit County, Washington; EXCEPT any portion thereof lying within the boundaries of existing road rights-of-way.

Parcel "C":

That portion of the Northwest 1/4 of the Northwest 1/4 of Section 36, Township 36 North, Range 1 East, W.M. described as follows:

Begin at the Northwest corner of said subdivision; thence North 89° 45' 30" East along the North line of said Section a distance of 900.00 feet; thence South 0° 14' 30" East, a distance of 681.80 feet to the Southeast corner of that certain tract of land conveyed to Charles P1 Stapp by Warranty Deed recorded as Auditor's File No. 8307010032 being the True Point of Beginning; thence North 89° 45' 30" East along the South line of said Stapp property, a distance of 425.80 feet to the East line of said subdivision; thence South 1° 00' 06" West along said East line, a distance of 205.5 feet; thence South 89° 45' 30" West, a distance of 421.34 feet to the intersection with a line bearing South 0° 14' 30" East from the True Point of Beginning; thence North 0° 14' 30" West, a distance of 205.45 feet, more or less, to the True Point of Beginning.

EXHIBIT B

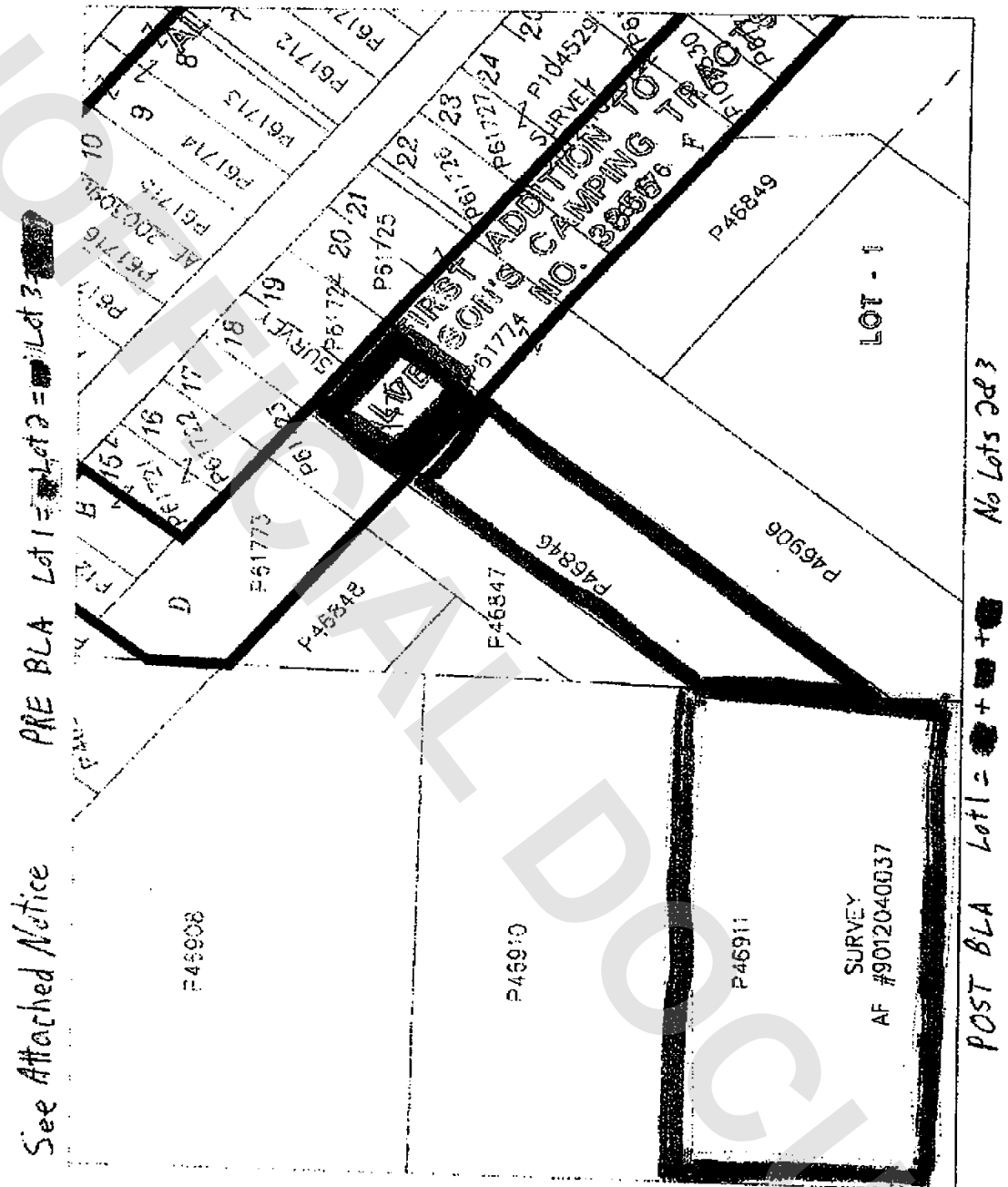
21-10999-KS

1. Unrecorded easement, if any, over and across a 20-foot wide portion of Parcels "A" and "B" delineated as a "Proposed 20' easement along property line as shown" as delineated on a preliminary survey dated March 28, 2021 as submitted with the application for title insurance.

Statutory Warranty Deed
LPB 10-05

Order No.: 21-10999-KS

Page 5 of 5



Order No. 21-10999 B2A

NOTICE

...This sketch is furnished as a courtesy only by
FIRST AMERICAN TITLE INSURANCE COMPANY
and its agent and is NOT a part of any Title
Commitment or Policy of Title Insurance.

...This sketch is furnished solely for the purpose
of assisting in locating the premises and does
not purport to show all highways, road or
easements affecting the property. No reliance
should be placed upon this sketch for the
location or dimensions of the property and no
liability is assumed for the correctness thereof.