

When recorded return to:
Chris Cocker and Debra Ames
519 5th Street
Anacortes, WA 98221

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2021-3851

Aug 20 2021

Amount Paid \$6165.00

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.: 620047683

CHICAGO TITLE
020047683

STATUTORY WARRANTY DEED

THE GRANTOR(S) David J. Richardson and Diana L. Richardson, husband and wife
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Chris Cocker and Debra Ames, 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.)

Ptn. G.L. 2, 17-34-2E, W.M.


Tax Parcel Number(s): P20379 / 340217-0-010-0007


Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: August 4, 2021



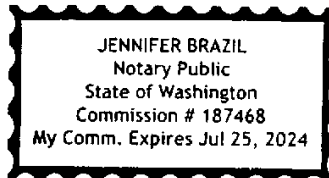
David J. Richardson


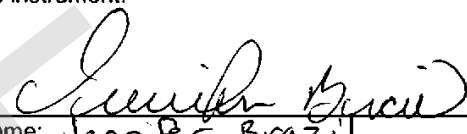
Diana L. Richardson

State of Washington
County of Skagit

I certify that I know or have satisfactory evidence that
David J. Richardson and Diana L. Richardson
is/are the person(s) who appeared before me, and said person(s) acknowledged that
(he/she/they) signed this of instrument and acknowledged it to be (his/her/their) free and voluntary act
for the uses and purposes mentioned in this instrument.

Dated: August 19, 2021





Name: Jennifer Brazil
Notary Public in and for the State of WA
Residing at: Skagit County
My appointment expires: 7-25-2024

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P20379 / 340217-0-010-0007

THAT PORTION OF GOVERNMENT LOT 2, SECTION 17, TOWNSHIP 34 NORTH, RANGE 2 EAST, W.M., DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 1 OF "ENTNER'S TRACTS SUBDIVISION NO. 1", AS PER PLAT RECORDED IN VOLUME 8 OF PLATS, PAGES 73 AND 74, RECORDS OF SKAGIT COUNTY;
THENCE NORTH 66°37'48" WEST, A DISTANCE OF 248.61 FEET;
THENCE NORTH 70°04'00" WEST, A DISTANCE OF 64.47 FEET TO THE WESTERLY LINE OF SAID GOVERNMENT LOT 2;
THENCE NORTH ALONG THE WEST LINE OF SAID GOVERNMENT LOT 2 TO THE NORTH LINE OF SAID GOVERNMENT LOT 2;
THENCE EAST ALONG SAID NORTH LINE TO THE WEST LINE OF THE COUNTY ROAD;
THENCE SOUTHERLY ALONG SAID WEST LINE TO THE NORTHEAST CORNER OF LOT 1 OF "ENTNER'S TRACTS SUBDIVISION NO. 1";
THENCE WESTERLY ALONG SAID NORTH LINE TO THE POINT OF BEGINNING.

EXCEPT THE FOLLOWING DESCRIBED PARCELS "A" AND "B"

PARCEL "A"

THAT PORTION OF GOVERNMENT LOT 2, SECTION 17, TOWNSHIP 34 NORTH, RANGE 2 EAST, W.M., DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 1 OF "ENTNER'S TRACTS SUBDIVISION NO. 1", AS PER PLAT RECORDED IN VOLUME 8 OF PLATS, PAGES 73 AND 74, RECORDS OF SKAGIT COUNTY;
THENCE NORTH 87°39'30" WEST ALONG THE NORTH LINE OF SAID LOT 1 FOR A DISTANCE OF 137.87 FEET;
THENCE NORTH 1°04'54" EAST FOR A DISTANCE OF 311.38 FEET, MORE OR LESS, TO THE NORTH LINE OF SAID GOVERNMENT LOT 2 AS SHOWN ON THAT CERTAIN RECORD OF SURVEY MAP RECORDED UNDER RECORDING NO. 200302040068;
THENCE SOUTH 88°36'09" EAST ALONG SAID NORTH LINE FOR A DISTANCE OF 106.85 FEET, MORE OR LESS, TO THE NORTHERLY PROJECTION OF THE WESTERLY RIGHT OF WAY MARGIN OF JURA WAY AS SHOWN ON THE "PLAT OF GIBRALTER ANNEX" RECORDED IN VOLUME 9 OF PLATS, PAGES 9 AND 9 1/2, RECORDS OF SKAGIT COUNTY AUDITOR, AT A POINT BEARING NORTH 4°33'30" WEST FROM THE POINT OF BEGINNING;
THENCE SOUTH 4°33'30" EAST ALONG SAID WESTERLY RIGHT OF WAY MARGIN, OR MARGIN EXTENDED, OF JURA WAY, FOR A DISTANCE OF 315.35 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

PARCEL "B"

THAT PORTION OF GOVERNMENT LOT 2, SECTION 17, TOWNSHIP 34 NORTH, RANGE 2 EAST, W.M., DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 1 OF "ENTNER'S TRACTS SUBDIVISION

EXHIBIT "A"

Legal Description
(continued)

NO. 1", AS PER PLAT RECORDED IN VOLUME 8 OF PLATS, PAGES 73 AND 74, RECORDS OF SKAGIT COUNTY;
THENCE NORTH 4°33'30" WEST ALONG THE WESTERLY RIGHT OF WAY MARGIN OF JURA WAY AS SHOWN ON THE "PLAT OF GIBRALTER", RECORDED IN VOLUME 7 OF PLATS, PAGES 9 AND 9 1/2 FOR A DISTANCE OF 307.75 FEET TO AN INTERSECTION WITH THE WESTERLY EXTENSION OF LOT 1, SAID "PLAT OF GIBRALTER ANNEX" AND BEING THE TRUE POINT OF BEGINNING;
THENCE CONTINUE NORTH 4°33'30" WEST FOR A DISTANCE OF 7.60 FEET, MORE OR LESS, TO THE NORTH LINE OF SAID GOVERNMENT LOT 2, AS SHOWN ON THAT CERTAIN RECORD OF SURVEY MAP RECORDED UNDER RECORDING NO. 200302040068;
THENCE SOUTH 88°36'09" EAST ALONG SAID NORTH LINE FOR A DISTANCE OF 196.1 FEET, MORE OR LESS, TO SHORELINE OF SIMILK BAY;
THENCE SOUTH 3°16'57" EAST ALONG SAID SHORE LINE TO AN INTERSECTION WITH THE EASTERLY PROJECTION OF THE NORTH LINE OF SAID LOT 1, "PLAT OF GIBRALTER ANNEX" AT A POINT BEARING SOUTH 88°04'30" WEST ALONG SAID NORTH LINE OF LOT 1, "PLAT OF GIBRALTER ANNEX", OR NORTH LINE EXTENDED FOR A DISTANCE OF 196.1 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING.

THE ABOVE-DESCRIBED TRACT WILL ALSO CONTAIN ANY TIDELANDS OF THE SECOND CLASS THAT ARE WITHIN THE EASTERLY PROJECTION OF THE NORTHERLY AND SOUTHERLY LINES DESCRIBED ABOVE.

TOGETHER WITH THAT PORTION OF GOVERNMENT LOT 1, SECTION 17, TOWNSHIP 34 NORTH, RANGE 2 EAST, W.M., DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF GOVERNMENT LOT 1, AS SHOWN ON THAT CERTAIN RECORD OF SURVEY MAP RECORDED UNDER SKAGIT COUNTY RECORDING NO. 200302040068;
THENCE SOUTH 88°36'09" EAST ALONG THE SOUTH LINE OF SAID GOVERNMENT LOT 1 FOR A DISTANCE OF 50.00 FEET TO THE TRUE POINT OF BEGINNING;
THENCE NORTH 1°04'54" EAST PARALLEL WITH THE WEST LINE OF SAID GOVERNMENT LOT 1 FOR A DISTANCE OF 85.00 FEET, MORE OR LESS, TO THE NORTH LINE OF THE SOUTH 85.00 FEET (AS MEASURED PERPENDICULAR TO THE SOUTH LINE) OF SAID GOVERNMENT LOT 1;
THENCE SOUTH 88°36'09" EAST ALONG SAID NORTH LINE FOR A DISTANCE OF 282.04 FEET;
THENCE SOUTH 1°04'54" WEST FOR A DISTANCE OF 85.00 FEET, MORE OR LESS, TO THE SOUTH LINE OF SAID GOVERNMENT LOT 1 AT A POINT BEARING SOUTH 88°36'09" EAST FROM THE TRUE POINT OF BEGINNING;
THENCE NORTH 88°36'09" WEST ALONG SAID SOUTH LINE FOR A DISTANCE OF 282.04 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING.

ALSO TOGETHER WITH A 15.00 FOOT WIDE MUTUALLY BENEFICIAL EASEMENT FOR INGRESS, EGRESS AND UTILITIES, OVER, UNDER AND ACROSS PORTIONS OF GOVERNMENT LOT 1 AND THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 17, TOWNSHIP 34 NORTH, RANGE 2 EAST, W.M., DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID GOVERNMENT LOT 1;

EXHIBIT "A"

Legal Description
(continued)

THENCE SOUTH 88°36'09" EAST ALONG THE SOUTH LINE OF SAID GOVERNMENT LOT 1 FOR A DISTANCE OF 50.00 FEET;
THENCE NORTH 1°04'54" EAST PARALLEL WITH THE WEST LINE OF SAID GOVERNMENT LOT 1 FOR A DISTANCE OF 85.00 FEET, MORE OR LESS, TO THE NORTH LINE OF THE SOUTH 85.00 FEET (AS MEASURED PERPENDICULAR TO THE SOUTH LINE) OF SAID GOVERNMENT LOT 1 AND BEING THE TRUE POINT OF BEGINNING;
THENCE SOUTH 88°36'09" EAST FOR A DISTANCE OF 20.00 FEET;
THENCE NORTH 1°04'54" EAST FOR A DISTANCE OF 15.00 FEET, MORE OR LESS, TO THE NORTH LINE OF THE SOUTH 100.00 FEET (AS MEASURED PERPENDICULAR TO THE SOUTH LINE) OF SAID GOVERNMENT LOT 1;
THENCE NORTH 88°36'09" WEST ALONG SAID NORTH LINE OF SAID GOVERNMENT LOT 1 AND THE NORTH LINE OF THE SOUTH 100.00 FEET OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 17, TOWNSHIP 34 NORTH, RANGE 2 EAST, W.M., FOR A DISTANCE OF 301.14 FEET, MORE OR LESS, TO THE EASTERLY RIGHT OF WAY MARGIN OF GIBRALTER ROAD, BEING A POINT ON A NON-TANGENT CURVE;
THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT, ALONG SAID EASTERLY RIGHT OF WAY MARGIN, HAVING AN INITIAL TANGENT BEARING OF 2°20'21" WEST, A RADIUS OF 1,402.40 FEET, THROUGH A CENTRAL ANGLE OF 0°36'46", AN ARC DISTANCE OF 15.00 FEET, MORE OR LESS, TO A POINT BEARING NORTH 88°36'09" WEST FROM THE TRUE POINT OF BEGINNING;
THENCE SOUTH 88°36'09" EAST FOR A DISTANCE OF 281.39 FEET TO THE TRUE POINT OF BEGINNING.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"
Exceptions

1. 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.

2. Reservations contained in the deed

Grantor: John J. Wright
Recording Date: March 20, 1952
Recording No.: 472988
As Follows: The grantor, however, reserves from said grantee the right to use of water from the spring located on Lot 2 hereinabove described, with full right of ingress and egress to said spring over said lot and to keep and maintain, re-construct and re-build a pipe line from said spring to the grantee's premises or for grantor's use, with the right to use up to 500 gallons daily from said spring, should the grantor so desire, and this right shall be perpetual and shall go to the grantor's heirs, administrators, executors and assigns.

Affects: Government Lot 2

3. 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 system
Recording Date: June 10, 1953
Recording No.: 489307
Affects: Portion of premises

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

Granted to: Cascade Natural Gas Corporation
Purpose: Pipeline or pipelines for the transportation of oil, gas and the products thereof
Recording Date: November 9, 1988
Recording No.: 8811090030
Affects: Portion of premises lying within Gov't Lot 1

5. Protected Critical Area Site Plan and the terms and conditions thereof:

Recording Date: September 27, 2016
Recording No.: 201609270095

EXHIBIT "B"

Exceptions
(continued)

6. Right to Manage Natural Resources Lands Disclosure and the terms and conditions thereof:
- Recording Date: September 26, 2017
Recording No.: 201709260055
Affects: Portion of premises
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 Survey:
- Recording No: 201803280007
8. 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 :
- Recording No: 201805100073
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: 201805110098
10. City, county or local improvement district assessments, if any.