

**When recorded return to:**

Jonathan Gunderson and Annelise Gunderson  
13034 Sunset Lane  
Anacortes, WA 98221

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620047508

**CHICAGO TITLE**  
**620047508**

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Joseph D. Barnes, Personal Representative of the Estate of Agnes Lou Barnes,  
also appearing of record as Agnes Louisa Barnes, deceased

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration  
in hand paid, conveys, and warrants to Jonathan Gunderson and Annelise Gunderson, 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 12, PLAT OF RANCHO SAN JUAN DEL MAR, SUBDIV NO. 11

Tax Parcel Number(s): P68446 / 3982-000-012-0002

Subject to:

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

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 2021-4850

Oct 21 2021

Amount Paid \$13167.00  
Skagit County Treasurer  
By Lena Thompson Deputy

**STATUTORY WARRANTY DEED**  
(continued)

Dated: October 12, 2021

Joseph D. Barnes, Personal Representative of the Estate of Agnes Lou Barnes, also appearing of

BY: Joseph D. Barnes  
Joseph D. Barnes Personal Rep  
Personal Representative

State of WA

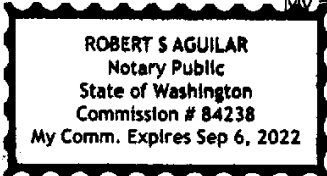
County of Walla Walla

I certify that I know or have satisfactory evidence that Joseph D Barnes  
Personal Representative

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 Personal Representative of The Estate of Agnes Lou Barnes to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 10-13-2021

Robert S Aguilar  
Name: Robert S Aguilar  
Notary Public in and for the State of WA  
Residing at: Walla Walla  
My appointment expires: SEPTEMBER 2022



**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P68446 / 3982-000-012-0002**

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LOT 12, PLAT OF RANCHO SAN JUAN DEL MAR, SUBDIVISION NO. 11, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 9 OF PLATS, PAGE(S) 84 AND 85, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

**EXHIBIT "B"**  
Exceptions

1. 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 Plat of Rancho San Juan Del Mar Subdivision No. 11:

Recording No: 732553

2. Covenants, conditions, restrictions and easements 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: November 18, 1969  
Recording No.: 733115 (re-record of 732552)

3. Any unpaid assessments or charges and liability to further assessments or charges, for which a lien may have arisen (or may arise), as provided for under Washington law and in instrument set forth below:

Imposed by: Del Mar Community Service, Inc. and/or Corporate Road Association  
Recording Date: November 18, 1969  
Recording No.: 733155

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

In favor of: Del Mar Community Services, Inc.  
Purpose: Installation and maintenance of water pipeline  
Recording Date: October 24, 1960  
Recording No.: 600119  
Affects: The Easterly 6 feet of said premises

5. Contract and the terms and conditions thereof:

By and Between: O. B. McCorkle and Esther M. McCorkle, husband and wife and Del Mar Community Service, Inc., a Washington corporation  
Dated: July 19, 1962  
Recording Date: January 9, 1963  
Providing for: Among other matters, the development of the water system and other facilities and issuance of certificates of membership

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

## 6. Agreement and the terms and conditions thereof:

Executed by: Skagit County and Joseph N. Barnes and Agnes L. Barnes  
 Recording Date: June 7, 1983  
 Recording No.: 8306070020  
 Regarding: Sand Filter Sewage System Installation

## 7. Notice of Formation of Sunset Lane Association and the terms and conditions thereof:

Recording Date: September 2, 2008  
 Recording No.: 200809020125

## 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 Survey:

Recording No: 201306270057

## 9. 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.

## 10. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.

## 11. The property may be subject to the Skagit County Right-to-Manage Natural Resource Lands Disclosure, Skagit County Code Section 14.38, which states:

"This disclosure applies to parcels designated or within 1 mile of designated agricultural land or designated or within 1/4 mile of rural resource, forest or mineral resource lands of long-term commercial significance in Skagit County. A variety of Natural Resource Land commercial activities occur or may occur in the area that may not be compatible with non-resource uses and may be inconvenient or cause discomfort to area residents. This may arise from the use of chemicals; or from spraying, pruning, harvesting or mineral extraction with associated activities, which occasionally generates traffic, dust, smoke, noise, and odor. Skagit County has established natural resource management operations as a priority use on designated

**EXHIBIT "B"**

Exceptions  
(continued)

Natural Resource Lands, and area residents should be prepared to accept such incompatibilities, inconveniences or discomfort from normal, necessary Natural Resource Land operations when performed in compliance with Best Management Practices and local, State, and Federal law.

In the case of mineral lands, application might be made for mining-related activities including extraction, washing, crushing, stockpiling, blasting, transporting and recycling of minerals. If you are adjacent to designated NR Lands, you will have setback requirements from designated NR Lands."

12. City, county or local improvement district assessments, if any.