

**When recorded return to:**  
Sam Paniserril John and Ani Kattapuram John  
13672 Rosario Road  
Anacortes, WA 98221

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620049320

**CHICAGO TITLE**  
620049320

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Jeffrey Scott Wheelock and Deborah Kay Wheelock, as Trustees of The Wheelock Revocable Trust, dated September 26, 2008

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Sam Paniserril John and Ani Kattapuram John, 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.)

Lot(s): 22, Unit(S): Rancho San Juan Del Mar No. 11 and Ptn. Lot 51, Rancho San Juan Del Mar No. 4, Plate 3

Tax Parcel Number(s): P68456 / 3982-000-022-0000

Subject to:

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

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 2021-5108

Nov 05 2021

Amount Paid \$26455.00

Skagit County Treasurer

By Lena Thompson Deputy

**STATUTORY WARRANTY DEED**  
(continued)

Dated: October 18, 2021

The Wheelock Revocable Trust

BY: [Signature] Trustee  
Jeffrey Scott Wheelock  
Trustee

BY: [Signature] Trustee  
Deborah Kay Wheelock  
Trustee

State of Washington  
County of Skagit

I certify that I know or have satisfactory evidence that Jeffrey Scott Wheelock & Deborah Kay Wheelock 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 Wheelock Revocable Trust, dated September 26, 2008 to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: October 21, 2021



[Signature]  
Name: Martin Lehr  
Notary Public in and for the State of WA  
Residing at: La Conner  
My appointment expires: 2-9-23

**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P68456 / 3982-000-022-0000**

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LOT 22, RANCHO SAN JUAN DEL MAR SUB-DIV 11, RECORDED IN VOLUME 9 OF PLATS, PAGES 84 AND 85, RECORDS OF SKAGIT COUNTY, WASHINGTON.,

TOGETHER WITH AN UNDIVIDED 1/23 INTEREST IN AND TO THE FOLLOWING DESCRIBED TRACT OF LAND FOR THE PURPOSE OF GIVING EACH OWNER BEACH ACCESS, THE NORTH 26 FEET OF LOT 1, AS MEASURED ON THE WEST SIDE THEREOF, 'PLAT OF RANCHO SAN JUAN DEL MAR, SUBDIVISION NO. 11,' AS RECORDED UNDER SKAGIT COUNTY AUDITOR'S NUMBER 732562 AND 732563, LESS THE NORTH 6 FEET THEREOF.

ALSO TOGETHER WITH THE FOLLOWING DESCRIBED TRACT "X" BEING PORTIONS OF LOT 51 "RANCHO SAN JUAN DEL MAR, SUBDIVISION AND NO. 4, PLATE 3" AS PER PLAT RECORDED IN VOLUME 6 OF PLATS, PAGES 19 AND 20, RECORDS OF SKAGIT COUNTY, WASHINGTON AND PORTIONS OF VACATED ROSARIO ROAD AND OF GOVERNMENT LOT 3 AND OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 11, TOWNSHIP 34 NORTH, RANGE 1 EAST, W.M.

TRACT "X": BEGIN AS THE INTERSECTION OF THE NORTHWESTERLY LINE OF ROSARIO ROAD AS DELINEATED ON THE FACE OF THAT CERTAIN SURVEY RECORDED APRIL 28, 1986 AS AUDITOR'S FILE NO, 8604280031 WITH THE SOUTHEASTERLY EXTENSION OF THE NORTHEASTERLY LINE OF THE SOUTHWESTERLY 10 FEET OF SAID LOT 51; THENCE NORTH 40-18-46 WEST (39-38-00 ON SAID 1986 SURVEY) A DISTANCE OF 80.34 FEET; THENCE NORTH 37-38-10 EAST A DISTANCE OF 60.41 FEET TO A POINT ON THE SOUTHWESTERLY LINE OF LOT 22 "PLAT OF RANCHO SAN JUAN DEL MAR, SUBD. NO. 11' AS PER PLAT RECORDED IN VOLUME 9 OF PLATS, PAGES 84 AND 85, RECORDS OF SKAGIT COUNTY, WASHINGTON; THENCE SOUTH 38-58-45 EAST (38-16-00 ON SAID 1986 SURVEY) A DISTANCE OF 89.51 FEET TO THE NORTHWESTERLY LINE OF THE ROSARIO ROAD AS SHOWN ON SAID 1986 SURVEY; THENCE SOUTHWESTERLY ALONG SAID NORTHWESTERLY LINE 56.96 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

**EXHIBIT "B"**  
Exceptions

1. Driveway easement and cost of maintenance agreement including the terms, covenants and provisions thereof  
  
Recording Date: April 21, 1972  
Recording No.: 767275
  
2. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
  
Granted to: Puget Power and Light Company  
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances  
Recording Date: October 18, 1956  
Recording No.: 543186  
Affects: portion of said premises
  
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: October 10, 1962  
Recording No.: 627266
  
4. View restriction and 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: September 22, 1975  
Recording No.: 823848
  
5. 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 Rancho San Juan Del Mar Subdivisions No. 3 and No. 4:  
  
Recording No: Volume 6, pages 19 through 22

**EXHIBIT "B"**

Exceptions  
(continued)

6. Terms and provisions of that certain Contract;
- By: O.B. McCorkle and Esther M. McCorkle, husband and wife and Del Mar Community Services, Inc., a Washington corporation  
 Recording Date: January 9, 1963  
 Recording No.: 630694  
 Providing for: Among other matters, the development of the water system and other facilities and issuance of certificates of membership
- Amendments thereto;
- Recording No.: 9004130116  
 Recording No.: 9106280127
7. Any unpaid assessments or charges and liability to further assessments or charges, for which a lien may have arisen (or may arise), all as provided for in instrument set forth below:
- Imposed by: Del Mar Community Service, Inc.  
 Recording Date: January 9, 1963  
 Recording No.: 630694
8. 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: July 15, 1992  
 Recording No.: 9207150054
- Modification(s) of said covenants, conditions and restrictions
- Recording Date: July 30, 1992  
 Recording No.: 9207300187
9. Public and Private Easements, if any, lying within portions of vacated road
10. Agreement including the terms, covenants and provisions thereof
- Recording Date: October 19, 1992  
 Recording No.: 9210190095  
 Providing: Alternate Sewage System Installation

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

11. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
- Purpose: Waterlines  
 Recording Date: December 3, 2004  
 Recording No.: 200412030087  
 Affects: portion of said premises and other property
12. 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 Plat of Rancho San Juan Del Mar Subd. No. 11:
- Recording No: 732553
13. 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: November 18, 1969  
 Recording No.: 733115
- Re-recording of Recording No. 732552
14. 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: 200301020110
15. Low Flow Mitigation Summary, including the terms, covenants and provisions thereof
- Recording Date: April 21, 2004  
 Recording No.: 200404210135
16. Title Notification, including the terms, covenants and provisions thereof

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

Recording Date: April 21, 2004  
Recording No.: 200404210136

17. 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: 8604280031

18. Waterline Franchise Agreement, including the terms, covenants and provisions thereof

Recording Date: August 6, 2020  
Recording No.: 202008060087

19. Quit Claim Deed for Boundary Line Adjustment, including the terms, covenants and provisions thereof

Recording Date: June 9, 2021  
Recording No.: 202106090030

20. 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.

21. 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 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.

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

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."

22. Assessments, if any, levied by Del Mar Community Service, Inc.
23. City, county or local improvement district assessments, if any.