

When recorded return to:

David McCormack and Karen McCormack  
10302 12<sup>th</sup> Avenue NW  
Seattle, WA 98177

GNW 21-13970

## **STATUTORY WARRANTY DEED**

THE GRANTOR(S) Patrick H. O'Donnell and Susan S. O'Donnell, husband and wife

for and in consideration of **ten dollars and other valuable consideration**

in hand paid, conveys, and warrants to David McCormack and Karen McCormack, 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:

Lots 20 and 21, ALVERSON'S CAMPING TRACTS & Ptn. Tract E FIRST ADD. TO ALVERSON'S  
CAMPING TRACTS & Ptn. Gov. Lot 1, Section 36, Township 36 North, Range 1 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): P61725/3855-000-020-0006; P61774/3856-000-074-0000; P46906/360136-0-047-0000

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 2021-5617

Dec 08 2021

Amount Paid \$4005.00

Skagit County Treasurer

By Lena Thompson Deputy

Statutory Warranty Deed  
LPB 10-05

Order No.: 21-13970-KS

Dated: December 8, 2021

Patrick H. O'Donnell  
Patrick H. O'Donnell

S. O'Donnell  
Susan S. O'Donnell

STATE OF WASHINGTON  
COUNTY OF SKAGIT

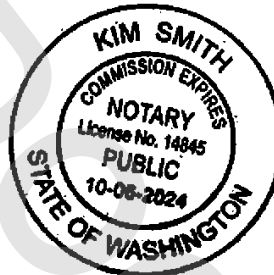
I certify that I know or have satisfactory evidence that Patrick H. O'Donnell and Susan S. O'Donnell are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledge it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated 8th day of December, 2021

Signature

Kim Smith  
Title

My appointment expires: 10-6-2024



Statutory Warranty Deed  
LPB 10-05

Order No.: 21-13970-KS

**EXHIBIT A  
LEGAL DESCRIPTION**

Property Address: 5094 Guemes Island Road, Anacortes, WA 98221

Tax Parcel Number(s): P61725/3855-000-020-0006; P61774/3856-000-074-0000; P46906/360136-0-047-0000

**Property Description:**

**PARCEL A:**

Lots 20 and 21, ALVERSON'S CAMPING TRACTS, according to the plat thereof recorded in Volume 4 of Plats, page 28, records of Skagit County, Washington.

**PARCEL B:**

That portion of Tract E, FIRST ADDITION TO ALVERSON'S CAMPING TRACTS, according to the plat thereof recorded in Volume 4 of Plats, page 40, records of Skagit County, Washington, and that portion of Government Lot 1, Section 36, Township 36 North, Range 1 East of the Willamette Meridian, described as follows:

Beginning at a point on the West line of said Government Lot 1 of Section 36, at a point where, the projection of the dividing line between Lots 19 and 20 of Alverson's Camping Tracts, according to the plat thereof recorded in Volume 4 of Plats, page 28, records of Skagit County, Washington, would intersect the West line of said Government Lot 1;  
thence following the projection of said dividing line between said Lots 19 and 20 to the Westerly most common corner of said Lots 19 and 20;  
thence along the Southwesterly line of Lots 20 and 21 of said Alverson's camping Tracts to the Southerly most corner of said Lot 21;  
thence Southwesterly on a line following the projection of the Southeasterly line of said Lot 21 and of Tract E to a point where the said projected line would intersect the West line of said Government Lot 1 of Section 36;  
thence North along the Westerly line of said Government Lot 1 to the point of beginning.

Statutory Warranty Deed  
LPB 10-05

Order No.: 21-13970-KS

**EXHIBIT B**

21-13970-KS

1. Easement, including the terms and conditions thereof, granted and declared by instruments:

Recorded: August 25, 1958 and November 3, 1992

Auditor's Nos.: 569521, 9211030043 and 9211030044, records of Skagit County, WA

For: Water use, water pipelines, facilities and appurtenances

Affects: The West 10 feet of Lot 20, and a portion of Tract E

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 Alverson's Camping Tracts recorded 10/17/1921 as Auditor's File No. Vol. 4 of Plats, Page 28.

3. 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 Alverson's Camping Tracts First Addition recorded 9/14/1925 as Auditor's File No. Vol. 4 of Plats, Page 40.

4. 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 Survey recorded December 4, 1990 as Auditor's File No. 9012040037.

5. 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 Survey recorded 04/01/1994 as Auditor's File No. 9404010092.

6. Regulatory notice/agreement regarding Well and Waterworks that may include covenants, conditions and restrictions affecting the subject property, recorded April 8, 2013 as Auditor's File No. 201304080186, 201304080187 & 201304080188 .

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.

7. Lot certification, including the terms and conditions thereof, recorded September 1, 2017 as Auditor's File No. 201709010074. Reference to the record being made for full particulars. The company makes no determination as to its affects.

8. Easement, affecting a portion of subject property for the purpose of Ingress, Egress and Utilities including terms and provisions thereof granted to CP Stapp Jr Family LLC recorded October 8, 2021 as Auditor's File No. 202110080131

9. Easement, affecting a portion of subject property for the purpose of Ingress, Egress and Utilities including terms and provisions thereof granted to James D. Stapp, et al, recorded November 19, 2021 as Auditor's File No. 202111190055.

Statutory Warranty Deed  
LPB 10-05

Order No.: 21-13970-KS