

When recorded return to:

Trinh That Ton
8003 141st Ave SE
Newcastle, WA 98059

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620047668

CHICAGO TITLE
620047668

STATUTORY WARRANTY DEED

THE GRANTOR(S) Craig M. Gifford, a single man

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Trinh That Ton, an unmarried person, and Trang T Nguyen, an unmarried person, as Joint Tenants

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): 15 and Ptn. 14 and 16, Deception Pass Waterfront Tracts tgw. Tidelands

Tax Parcel Number(s): P64875 / 3898-000-015-0002

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2021-5666

Dec 10 2021

Amount Paid \$26780.00
Skagit County Treasurer
By Lena Thompson Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: December 7, 2021

C. M. Gifford
Craig M. Gifford

State of Washington
County of Skagit

I certify that I know or have satisfactory evidence that Craig M. Gifford
_____ 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: December 08, 2021

Janak Quinn
Name: Janak Quinn
Notary Public in and for the State of Washington
Residing at: Arlington
My appointment expires: 06/29/2023

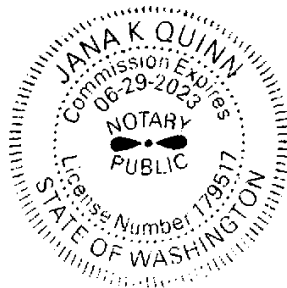


EXHIBIT "A"

Order No.: 620047668

For APN/Parcel ID(s): P64875 / 3898-000-015-0002

Lot 15, DECEPTION PASS WATERFRONT TRACTS, according to the plat thereof recorded in Volume 5 of Plats, page 26, records of Skagit County, Washington;

TOGETHER WITH that portion of Lot 14 described as follows:

Beginning at a point on the East line of said Lot 14, 142.6 feet South of the Northeast corner thereof;

Thence South 45°00'00" West a distance of 10.18 feet;

Thence South a distance of 18.0 feet;

Thence South 45°00'00" East a distance of 10.18 feet to the East line of said Lot 14;

Thence North along said East line a distance of 34.4 feet, more or less, to the point of beginning.

AND TOGETHER WITH that portion of Lot 16 of DECEPTION PASS WATERFRONT TRACTS, described as follows: Beginning at a point on the West line of said Lot 16, said point being 141.0 feet South of the Northwest corner thereof; Thence South 30 degrees 0'00" East a distance of 11.0 feet; Thence South a distance of 8.9 feet; Thence South 60 degrees 0'00" West a distance of 6.35 feet to the West line of said Lot 16; Thence North along said West line for a distance of 20.70 feet, more or less, the point of beginning;

AND ALSO TOGETHER WITH tidelands of the second class extending to the line of extreme low tide and situate in front of, adjacent to and abutting on the above said premises.

Situated in Skagit County, Washington.

EXHIBIT "B"

Exceptions

1. Reservations of minerals, etc., as provided by Section 7797-56 of Remington's Revised Statutes, as contained in deed from the State of Washington, to William P. Joslin, dated September 27, 1945, filed for record November 3, 1945, and recorded in Volume 204 of Deeds, page 375.
(Affects tidelands only)
2. 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.
3. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to:	Owners of Lot 14
Purpose:	driveway
Recording Date:	May 9, 1986
Recording No.:	8605090007
Affects:	A portion of said premises

We note a Termination of Easement Agreement recorded on October 6, 2021 under Skagit County recording no.: 202110060108, purporting to terminate said easement, however, said termination was not executed by the owners of lot 14, the benefitted party.
4. Revision of Easement, including the terms, covenants and provisions thereof

Recording Date:	March 25, 2002
Recording No.:	200203250013
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 Survey:

Recording No: 200303140171
6. Quit Claim Deed for Boundary Line Adjustment, including the terms, covenants and provisions thereof

EXHIBIT "B"

**Exceptions
(continued)**

Recording No.: 200304180065
Recording No.: 200304180066

7. Protected Critical Area Site Plan and/or Easement, including the terms, covenants and provisions thereof

Recording Date: April 23, 2003
Recording No.: 200307230123

8. Operation-Maintenance & Monitoring Requirement for Proprietary Onsite Sewage Systems, including the terms, covenants and provisions thereof

Recording Date: November 9, 2015
Recording No.: 201511090035

9. Underground Utility Easement, including the terms, covenants and provisions thereof

Recording Date: April 13, 2018
Recording No.: 201804130094

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

Granted to: Puget Sound Energy, Inc.
Purpose: Utility systems
Recording Date: May 7, 2018
Recording No.: 201805070137

11. Easement for Retaining Wall and Construction Access, including the terms, covenants and provisions thereof

Recording Date: June 18, 2020
Recording No.: 202006180040

12. Skagit County Planning & Development Services Lot of Record Certificate

Recording Date: July 23, 2021
Recording No.: 202107230069

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

Between: Craig M. Gifford, owner of lot 15, and Kevin A. Watts, owner of lot 14
Purpose: ingress, egress, and utilities
Recording Date: October 6, 2021

EXHIBIT "B"

**- Exceptions
(continued)**

Recording No.: 202110060109
Affects: Various portions of said premises

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