

**When recorded return to:**

Jamie Marcene Austin and Dennis Dean Lazzar  
4191 Islander Way  
Anacortes, WA 98221

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

1835 Barkley Boulevard, Suite 105  
Bellingham, WA 98226

Escrow No.: 245447509

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 2022-513

**Feb 11 2022**

Amount Paid \$20020.00  
Skagit County Treasurer  
By Lena Thompson Deputy

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Rabon D. Brown, Jr, also shown of record as Rabon Dempsey Brown, Jr and Marilyn J. Brown, husband and wife

for and in consideration of Ten And No/100 Dollars (\$10.00) and other good and valuable consideration in hand paid, conveys, and warrants to Jamie Marcene Austin and Dennis Dean Lazzar, 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 OF LT(S) 18 & 19, "PLAT OF THE POINTE DIV NO. 2"

Tax Parcel Number(s): P83449

Subject to:

1. 1. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, 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 the Pointe Division No. 2:  
Recording No: Volume 14 of Plats, Page 50

**STATUTORY WARRANTY DEED**

(continued)

**2. Contract and the terms and conditions thereof:**

Executed by: O.B. McCorkle and Esther M. McCorkle, husband and wife and Del Mar Community Service, Inc., a Washington corporation  
Recording Date: January 9, 1963  
Recording No.: 630694

**3. 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: December 19, 1989

Recording No.: 8912190053

Modification(s) of said covenants, conditions and restrictions

Recording Date: September 12, 1990

Recording No.: 9009120079

Modification(s) of said covenants, conditions and restrictions

Recording Date: December 31, 2007

Recording No.: 200712310123

**4. 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: The Pointe Homeowners Association

Recording Date: December 19, 1989

Recording No.: 8912190053

**5. Agreement, and the terms and conditions thereof:**

Executed by: San Juan Fidalgo Properties, Inc., a Washington corporation etal Del Mary Community Service Inc., a Washington corporation

Recording Date: April 13, 1990

Recording No.: 9004130116

Amended by instrument:

Recording Date: June 28, 1991

Recording No.: 9106280127

**6. 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

Recording Date: January 9, 1963

Recording No.: 630694

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

Purpose: Emergency access vehicles

Recording Date: December 19, 2002

Recording No.: 200212190153

**STATUTORY WARRANTY DEED**  
(continued)

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

Dated: February 3, 2022

*Rabon D. Brown Jr.*  
Rabon D. Brown, Jr

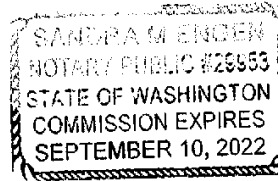
*Marilyn J. Brown*  
Marilyn J. Brown

State of WASHINGTON  
County of SKAGIT

I certify that I know or have satisfactory evidence that Rabon D. Brown, Jr and Marilyn J. Brown are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 2/4/22

*SME*  
Name: Sandra M. Egan  
Notary Public in and for the State of WA  
Residing at: Oak Harbor, WA  
My appointment expires: 9-10-22



**EXHIBIT "A"**  
Legal Description

LOT 18, PLAT OF THE POINTE DIVISION NO. 2, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 14 OF PLATS, PAGES 50 AND 51, RECORDS OF SKAGIT COUNTY, WASHINGTON;  
TOGETHER WITH THAT PORTION OF LOT 19 DESCRIBED AS FOLLOWS:  
BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 19;  
THENCE SOUTH 34°42'05" EAST ALONG THE NORTH LINE OF SAID LOT 19 A DISTANCE OF 139.47 FEET TO THE NORTHEAST CORNER OF SAID LOT 19;  
THENCE NORTH 42°47'54" WEST A DISTANCE OF 134.32 FEET TO THE WEST LINE OF SAID LOT 19;  
THENCE NORTH 36°22'29" EAST A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING;  
EXCEPT THAT PORTION OF LOT 18 AND LOT 19 AS SHOWN ON PLAT OF THE POINTE DIVISION NO. 2, RECORDED IN VOLUME 14 OF PLATS, AT PAGES 50 AND 51, RECORDS OF SKAGIT COUNTY, WASHINGTON, MORE PARTICULARLY DESCRIBED AS FOLLOWS;  
COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 18 OF THE PLAT OF THE POINTE DIVISION NO. 2, BEING COMMON WITH THE NORTHWEST CORNER OF LOT 19 OF SAID PLAT;  
THENCE SOUTH 36°22'29" WEST ALONG THE NORTHWESTERLY LINE OF SAID LOT 19 A DISTANCE OF 20.00 FEET TO THE TRUE POINT OF BEGINNING;  
THENCE SOUTH 42°47'54" EAST A DISTANCE OF 134.32 FEET TO THE NORTHEAST CORNER OF SAID LOT 19;  
THENCE SOUTH 35°02'49" WEST ALONG THE EAST LINE OF SAID LOT 19 A DISTANCE OF 76.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 19;  
THENCE SOUTHEASTERLY ALONG A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST WHOSE RADIUS POINT BEARS SOUTH 34°14'37" WEST A DISTANCE OF 525 FEET THROUGH A CENTRAL ANGLE OF 1°31'42" ALONG THE SOUTHERLY LINE OF SAID LOT 18 FOR AN ARC DISTANCE OF 14.00 FEET;  
THENCE NORTH 29°02'06" EAST A DISTANCE OF 80.44 FEET;  
THENCE NORTH 44°53'56" WEST A DISTANCE OF 32.16 FEET TO AN INTERSECTION WITH THE NORTH LINE OF SAID LOT 19;  
THENCE CONTINUING NORTH 44°53'56" WEST A DISTANCE OF 106.86 FEET TO THE TRUE POINT OF BEGINNING.  
SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.