

**When recorded return to:**  
Christopher Earl Mayes  
809 Cowper Street  
Palo Alto, CA 94301

Chicago Title Company  
620051181

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Curtis Albert Dichiera, as his separate property and Debra Lynn Jones, as her separate property, each unmarried persons, as Joint Tenants With Rights of Survivorship, and not as Tenants in Common

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Christopher Earl Mayes, a single man

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. 2, REVISED SHORT PLAT NO. 19-85 AND PTN GOVT LT 1 AND NE 1/4 SW 1/4 35-35-1,  
SKAGIT CO., WA

Tax Parcel Number(s): P32577 / 350135-2-001-0101, P32525 / 350135-0-001-0709,

Subject to:

1. See Exhibit "B" attached hereto and made a part hereof

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 20221826

May 03 2022

Amount Paid \$23135.00  
Skagit County Treasurer  
By Lena Thompson Deputy

STATUTORY WARRANTY DEED  
(continued)

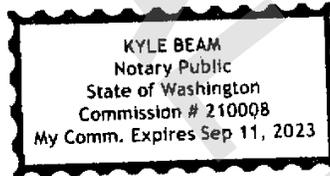
  
Debra Lynn Jones

State of WASHINGTON  
County of SKAGIT

I certify that I know or have satisfactory evidence that Debra Lynn Jones is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 4-27-22

  
Name: Kyle Beam  
Notary Public in and for the State of WA  
Residing at: Skagit  
My appointment expires: 9-11-23



**STATUTORY WARRANTY DEED**  
(continued)

Dated: April 15, 2022

  
Curtis Albert Dichiera

State of North Carolina  
County of Chowan

I certify that I know or have satisfactory evidence that Curtis Albert Dichiera is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: April 27, 2022

  
Name: Brittany Goanue  
Notary Public in and for the State of North Carolina  
Residing at: 104 Red Cedar Ln Elizabeth City NC 27909  
My appointment expires: 2-7-2026

Brittany Goanue  
NOTARY PUBLIC  
Pasquotank Co County  
North Carolina  
My Commission Expires 2/7/2026

**EXHIBIT "A"**  
Legal Description

For APN/Parcel ID(s): P32577 / 350135-2-001-0101 and P32525 / 350135-0-001-0709

PARCEL "A":

LOT 2 OF REVISED SHORT PLAT NO. 19-85, AS APPROVED JUNE 7, 1985, AND RECORDED JUNE 10, 1985, UNDER AUDITOR'S FILE NO. 8506100021, RECORDS OF SKAGIT COUNTY, WASHINGTON, IN VOLUME 7 OF SHORT PLATS, PAGES 24 AND 25; BEING A PORTION OF GOVERNMENT LOT 1 AND THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 35, TOWNSHIP 35 NORTH, RANGE 1 EAST, W.M.

TOGETHER WITH THAT PORTION OF GOVERNMENT LOT 1 AND THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 35, TOWNSHIP 35 NORTH, RANGE 1 EAST, W.M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 2;  
THENCE SOUTH 89°26'12" WEST ALONG THE NORTH LINE OF SAID LOT 2, A DISTANCE OF 129.00 FEET;  
THENCE SOUTH 53°38'45" WEST ALONG THE NORTHERLY LINE OF SAID LOT 2 A DISTANCE OF 50.00 FEET;  
THENCE NORTH 24°00' EAST A DISTANCE OF 117.29 FEET;  
THENCE NORTH 81°38'59" EAST A DISTANCE OF 139.25 FEET;  
THENCE SOUTH 10°28'22" WEST A DISTANCE OF 86.58 FEET;  
THENCE SOUTH 3°50'25" WEST A DISTANCE OF 11.00 FEET TO THE POINT OF BEGINNING;

ALL KNOWN AS LOT 2 OF THAT CERTAIN BOUNDARY LINE ADJUSTMENT SURVEY RECORDED MAY 2, 1986, UNDER AUDITOR'S FILE NO. 8605020002, RECORDS OF SKAGIT COUNTY, WASHINGTON, AND FILED IN VOLUME 6 OF SURVEYS, PAGE 216,

EXCEPT ALL THAT PORTION THEREOF DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 2;  
THENCE NORTH 3°50'25" EAST, ALONG THE EAST LINE OF SAID LOT 2, A DISTANCE OF 106.21 FEET;  
THENCE SOUTH 25°43'03" WEST, A DISTANCE OF 104.66 FEET TO THE SOUTH LINE OF SAID LOT 2;  
THENCE SOUTH 83°53' EAST, ALONG SAID SOUTH LINE, A DISTANCE OF 25.21 FEET;  
THENCE SOUTH 55°45' EAST, CONTINUING ALONG SAID SOUTH LINE OF LOT 2, A DISTANCE OF 16.00 FEET TO THE POINT OF BEGINNING.

PARCEL "B":

ALL THAT PORTION OF GOVERNMENT LOT 1, SECTION 35, TOWNSHIP 35 NORTH, RANGE 1 EAST, W.M., DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 2 OF REVISED SHORT PLAT NO. 19-85, APPROVED JUNE 7, 1985, AND RECORDED JUNE 10, 1985, UNDER AUDITOR'S FILE NO. 8506100021, RECORDS OF SKAGIT COUNTY, WASHINGTON IN VOLUME 7 OF SHORT PLATS, PAGES 24 AND 25;

**EXHIBIT "A"**  
Legal Description  
(continued)

THENCE SOUTH 89°26'12" WEST ALONG THE NORTH LINE OF SAID LOT 2, A DISTANCE OF 129.00 FEET;

THENCE SOUTH 53°08'45" WEST ALONG THE NORTH LINE OF SAID LOT 2, A DISTANCE OF 50.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 2, BEING THE TRUE POINT OF BEGINNING;

THENCE NORTH 24°00' EAST, A DISTANCE OF 117.29 FEET;

THENCE SOUTH 81°38'59" WEST, A DISTANCE OF 58.03 FEET;

THENCE SOUTH 5°37' EAST, A DISTANCE OF 99.20 FEET TO THE TRUE POINT OF BEGINNING.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

**EXHIBIT "B"  
EXCEPTIONS****Order No.:** RES70193135

1. Right to enter said premises to make repairs and to cut brush and trees which constitute a menace or danger to the electric distribution line located in street or road adjoining said premises, granted by instrument Recorded:

July 13, 1982

Auditor's No.: 8207130025, records of Skagit County, WA

To: Puget Sound Power and Light Company

2. Easement, including the terms, covenants and provisions thereof, granted by instrument

Recorded: August 21, 1986

Auditor's No.: 8608210074, records of Skagit County, WA

In favor of: Puget Sound Power and Light Company

For: Underground distribution and electric lines and appurtenances thereto

3. Easements for access, utilities and power as delineated on the face of the Survey as recorded in Volume 6 of Surveys, page 216, records of Skagit County, Washington.

4. 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 SHORT PLAT 19-85:

Recording No: 8506100021 and 8605020002

5. Terms and provisions of Contract

By: O.B. McCorkle and Esther M. McCorkle, husband and wife

And between: Del Mar Community Service, Inc., a Washington corporation

Dated: July 19, 1962

Recorded: January 9, 1963

Auditor's No.: 630694, records of Skagit County, WA

Providing: Among other matters, for the development of the water system and other facilities and issuance of certificates of membership

6. Any unpaid assessments or charges, and liability to further assessments or charges, for which a lien may have arisen (or may arise), disclosed by instrument

Recorded: January 9, 1963

Auditor's No.: 630694, records of Skagit County, WA

Imposed by: Del Mar Community Service, Inc.

**EXHIBIT "B"**  
**EXCEPTIONS**

(continued)

7. 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 13, 1987  
Recording No.: 8711130042

Said instrument being a re-recording of Auditor's File No. 8711050050, records of Skagit County, Washington.

Amended by AF NO. 9206230093 and 9309100121

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, 1997  
Recording No.: 9707150098

9. Notice of On-Site Sewage System Status including the terms, covenants and provisions thereof

Recording Date: June 24, 1986  
Recording No.: 8606240035

10. 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 PLAT OF THE POINTE AT VISTA SAN JUAN DIV.NO.1:

Recording No: 198701260004

11. Agreement including the terms, covenants and provisions thereof

Recording Date: April 13, 1990  
Recording No.: 9004130116

Amended by AF N. 9207310039 being a re-recording of 9106280127

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