



**202206240095**

06/24/2022 03:56 PM Pages: 1 of 2 Fees: \$204.50  
Skagit County Auditor

WHEN RECORDED RETURN TO:  
Mr. & Mrs. Martin Scherzer  
11483 N. Del Mar Drive  
Anacortes, WA 98221

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2022 2614  
JUN 24 2022

Amount Paid \$ 0  
Skagit Co. Treasurer  
By UT Deputy

### STATUTORY WARRANTY DEED

The Grantors, Martin E. Scherzer and Ann M. Scherzer, husband and wife,

for no consideration and as a transfer to their revocable living trust, convey and warrant to Martin E. Scherzer and Ann Marie Scherzer, Trustees of the Scherzer Family Trust, dated June 13, 2022,

the following real property, located in the County of Skagit, State of Washington:

**RANCHO SAN JUAN DEL MAR SUB-DIV 1 PTN TR B & VAC RD BEG 134.99FT S & 485.49FT W OF NE C SD TR B THE N LI TR B BEARS N 89-14 W TH S 45-13 W 183.07FT TO E LI OF 40.0FT RD R/W TH S 29-24 E ALG SD RD LI 33.55FT TH S 32-52 E ALG SD RD LI 106.85FT TH N 33-22 E 241.06FT TH N 65-01 W 66.70FT TH N 44-47 W 26.80FT TPB  
See legal description attached hereto and marked Exhibit "A" (legal on page 2).**

**Assessor's Parcel No.: P68220/3972-000-096-0102**

TOGETHER WITH and SUBJECT TO: all conditions, contracts, covenants, restrictions, reservations, easements and agreements of record, if any.

DATED this 13th day of June, 2022.

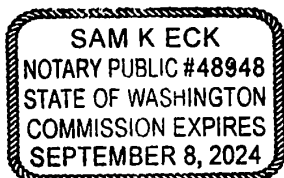
Martin E. Scherzer  
Martin E. Scherzer

Ann M. Scherzer  
Ann M. Scherzer

STATE OF WASHINGTON )  
 ) ss.  
County of Snohomish )

On this day personally appeared before me, Martin E. Scherzer and Ann M. Scherzer, to me known to be the individuals described in and who executed the within and foregoing instrument, and acknowledged that they signed the same as their free and voluntary act and deed for the uses and purposes therein mentioned.

GIVEN UNDER my hand and official seal this 13th day of June, 2022.



Sam K Eck  
Notary Public for the State of  
Washington, residing at Sayre WA  
My commission expires 9/8/24

(Notary Seal above 1" bottom margin)

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Martin E. Scherzer and Ann Marie Scherzer

APN No. P68220/3972-000-096-0102

**EXHIBIT "A"**

That portion of Tract "B" and the vacated road adjacent thereto in "RANCHO SAN JUAN DEL MAR, SUBDIVISION NO. 1", described as follows:

Beginning at a point 134.99 feet South and 485.49 feet West of the Northeast corner of said Tract "B"; the North line of Tract "B" bears North 89 degrees 14' West; thence South 45 degrees 13' West, 183.07 feet to the East line of the 40 foot reserved roadway; thence South 29 degrees 24' East along said reserved road line, 33.55 feet; thence South 32 degrees 52' East along said reserved road line, 106.85 feet; thence North 33 degrees 22' East, 241.06 feet; thence North 65 degrees 01' West, 66.70 feet; thence North 44 degrees 47' West, 26.80 feet to the point of beginning.

SUBJECT TO: all conditions, contracts, covenants, restrictions, reservations, easements and agreements of record, if any.

**END OF EXHIBIT "A"**