

When recorded return to:

Craig Sjolín and Jill Sjolín, Trustees of The Gus Living Trust dated March 8, 2018
8432 Thompson Beach Road
Anacortes, WA 98221

GNW 22-16593

STATUTORY WARRANTY DEED

THE GRANTOR(S) Christopher J. Chase, as his separate estate, 1927 West Mukilteo Boulevard, Everett, WA 98203,

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

in hand paid, conveys, and warrants to Craig Sjolín and Jill Sjolín, Trustees of The Gus Living Trust dated March 8, 2018

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: Property 1:
Ptn. Gov. Lot 4, Section 9, Township 34 North, Range 2 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): P20194 and P20216

Dated: 9/29/22

CHRISTOPHER J. CHASE by Todd Chase Attorney-In-Fact
Christopher J. Chase by Todd Chase, Attorney-In-Fact

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20224008

Sep 30 2022

Amount Paid \$30797.00
Skagit County Treasurer
By Lena Thompson Deputy

STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on 28th day of September, 2022 by Todd Chase.

Doug Clark
Signature

Notary Public
Title

My commission expires: 12-15-25

Statutory Warranty Deed
LPB 10-05

Order No.: 22-16593-KH

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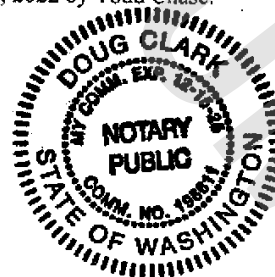


EXHIBIT A
LEGAL DESCRIPTION

Property Address: 8432 Thompson Beach Road, Anacortes, WA 98221
Tax Parcel Number(s): P20194 and P20216

Property Description:

That portion of Government Lot 4, Section 9, Township 34 North, Range 2 East, W.M., described as follows:

Beginning at a point on the West line of the East 40 rods of said Lot 4, 302.88 feet South of the Northwest corner thereof (which point is 2.5 feet South of the center line of existing power pole line);

Thence North 88 degrees 44' East parallel to the South side of the existing power pole line 264.0 feet to the true point of beginning;

Thence North 88 degrees 44' East parallel to the South side of the existing power pole line 66.0 feet;

Thence South 0 degrees 40' West parallel to the said West line of the East 40 rods, to the high tide line of Similk Bay;

Thence Westerly along said high tide line to a point South 0 degrees 40' West of the true point of beginning;

Thence North 0 degrees 40' East to the true point of beginning.

TOGETHER WITH tidelands of the Second Class as conveyed by the State of Washington, situate in front of, adjacent to and abutting thereon.

EXHIBIT B

22-16593-KH

10. Exceptions and reservations contained in deed whereby the grantor excepts and reserves all oil, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working the same and providing that such rights shall not be exercised until provision has been made for full payment of all damages sustained by reason of such entry

Grantor: State of Washington
Recording No.: 91418 and 108593

11. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

In Favor Of: Puget Sound Power & Light Company, a Massachusetts corporation

Dated: October 3, 1940

Recorded: October 8, 1940

Auditor's No.: 330572 (Volume 181, page 437)

Purpose: To construct, maintain, etc., an electric transmission and distribution line, consisting of a single line of poles, etc.

Location: A strip of land 6 feet in width, a portion of which runs over the North line of the subject property

12. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Public Utility District No. 1 of Skagit County, Washington, a municipal corporation

Dated: September 5, 1956

Recorded: September 7, 1956

Auditor's No.: 541190

Purpose: The right to lay, maintain, operate, relay and remove at any time a pipe or pipes for transportation of water, together with the right of ingress and egress to and from the same

Area Affected: The North 20 feet of the subject property

13. Right of the general public to the unrestricted use of all the waters of a navigable body of water, not only for the primary purposes of navigation, but also for corollary purposes, including (but not limited to) fishing, boating, bathing, swimming, water skiing and other related recreational purposes, as those waters may affect the tidelands, shorelands, or adjoining uplands and whether the level of the water has been raised naturally or artificially to a maintained or fluctuating level, all as further defined by the decisional law of this state. (Affects all of the premises subject to such submergence.)

14. Any question of the location of lateral boundaries and the seaward boundaries of the second class tidelands/shorelands described herein.

15. Any adverse claim by reason of the question of location, boundary, or area of said land, which may be dependent upon the location of the line of ordinary high tide of Similk Bay.

16. Terms, provisions and reservations under the Submerged Land Act (43 U.S.C.A. § 1301 through 1311) and the rights of the United States of America to regulate commerce, navigation, flood control, fishing and production of power.

17. Regulatory notice/agreement regarding Protected Critical Area Plan that may include covenants, conditions and restrictions affecting the subject property, recorded September 10, 2012 as Auditor's File No. 201209100097

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.

Statutory Warranty Deed
LPB 10-05

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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.

18. 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 May 2, 2001 as Auditor's File No. 200105020012.