

When recorded return to:
Lawrence Edward Killeen
The Lawrence and Sheila Killeen Living Trust
1822 E Michigan Ave
Salt Lake City, UT 84108

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

7525 SE 24th St., Suite 325
Mercer Island, WA 98040

CHICAGO TITLE COMPANY
620052914

Escrow No.: 0246495-OC

STATUTORY WARRANTY DEED

THE GRANTOR(S) John C. Walgamott and Elizabeth Walgamott, husband and wife

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Lawrence Edward Killeen and Sheila Rae Killeen, Trustees of the Lawrence and Sheila Killeen Living Trust dated July 16, 2021, and any amendments thereto

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 LTS 1 AND 2, RANCHO SAN JUAN DEL MAR, SUBDIVISION NO. 2

Tax Parcel Number(s): P68242 / 3973-000-002-0005

Subject to:

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

Dated: September 28, 2022

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20224085

Oct 05 2022

Amount Paid \$26650.00

Skagit County Treasurer

By Lena Thompson Deputy

STATUTORY WARRANTY DEED
(continued)

John C. Walgamott
John C. Walgamott
Elizabeth Walgamott
Elizabeth Walgamott

State of Washington
County of Snohomish

This record was acknowledged before me on September 28, 2022 by John C. Walgamott and Elizabeth Walgamott.

D L Guevara
(Signature of notary public)
Notary Public in and for the State of Washington
My appointment expires: February 09, 2026

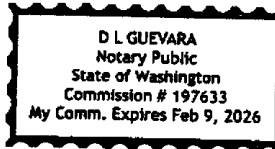


EXHIBIT "A"
Legal Description

THE PORTION OF THE FOLLOWING DESCRIBED REAL PROPERTY LYING WEST OF MARINE DRIVE:
LOT 1 AND THE SOUTH 60 FEET OF LOT 2, "RANCHO SAN JUAN DEL MAR, SUBDIVISION NO. 2," AS PER PLAT
RECORDED IN VOLUME 5 OF PLATS, PAGE 30, RECORDS OF SKAGIT COUNTY,
WASHINGTON;
TOGETHER WITH THAT PORTION OF VACATED MARINE DRIVE NO. 378 DESCRIBED IN
AMENDED VACATION
RECORDED JULY 19, 1978, UNDER AUDITOR'S FILE NO. 883795, AS WOULD ATTACH BY
OPERATION OF LAW;
EXCEPT THAT PORTION CONVEYED TO SKAGIT COUNTY FOR ROAD BY DEED RECORDED
JULY 5, 1972,
UNDER AUDITOR'S FILE NO. 770666.
ALSO EXCEPT THAT PORTION OF SAID LOT 1 BEGINNING IN THE SOUTHEAST CORNER OF
SAID LOT 1
THENCE NORTHWEST FOR A DISTANCE OF 6.93 FEET ALONG A 2,834.79 FOOT RADIUS TO
THE LEFT;
THENCE SOUTH 82°07'30" WEST, 40.15 FEET;
THENCE NORTH 10°17'07" WEST 3.97 FEET;
THENCE SOUTH 83°58'36" WEST, 47.46 FEET;
THENCE EAST 90.03 FEET TO THE POINT OF BEGINNING.
TOGETHER WITH THAT PORTION OF GOVERNMENT LOT 6 OF SECTION 2, TOWNSHIP 34
NORTH, RANGE 1
EAST, W.M., DESCRIBED AS FOLLOWS:
COMMENCING AT THE INTERSECTION OF THE SOUTH LINE OF SAID LOT 1 AND THE WEST
LINE OF THE
COUNTY ROAD KNOWN AS MARINE DRIVE;
THENCE WEST 90.03 FEET TO THE POINT OF BEGINNING;
THENCE CONTINUING WEST 178.40 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1;
THENCE SOUTHEASTERLY ALONG THE INNERLINE OF TRACT 3, PLATE 1 OF THE
ANACORTES TIDELANDS,
1.70 FEET;
THENCE EAST 162.34 FEET;
THENCE NORTH 83°58'36" WEST, 15.72 FEET TO THE POINT OF BEGINNING.
SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"

Exceptions

Exceptions Set forth on attached exhibit and by this reference made a part hereof as if fully incorporated herein.

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 Rancho San Juan del Mar:
Recording No: 389140

2. Contract, including the terms, covenants and provisions thereof;
Between; O.B. McCorkle and Esther M. McCorkle, husband and wife and Del Mar Community Service, Inc.
Recording Date: January 9, 1963
Recording No.: 630694
Providing: Among other matters, for the development of the water system and other facilities and issuance of certificates of membership

Amended by instruments;
Recording Date: April 13, 1990 and June 26, 1991
Recording No.: 9004130116
Recording No.: 9106260127

3. Any unpaid assessments or charges and liability to further assessments or charges, for which a lien may have arisen (or may arise), disclosed in instrument
Recording Date: January 9, 1963
Recording No.: 630694
Imposed by: Del Mar Community Services, Inc

4. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Granted to: Del Mar Community Services, Inc.
Purpose: Water pipeline
Recording Date: October 17, 1972
Recording No.: 775497
Affects: Portion of said premises lying within vacated Marine Drive

5. Any irregularities, reservations, easements or other matters in the proceedings occasioning the abandonment or vacation of the street/road shown below:
Name: Marine Drive

6. Lot Certification, including the terms, covenants and provisions thereof;
Recording Date: May 20, 1998
Recording No.: 9805200066
Recording Date: May 20, 1998
Recording No.: 9805200067
Note: Said instrument replaces instrument recorded under Recording No. 9804170085 and Recording No. 9804170086.

7. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Granted to: Skagit County
Purpose: Construction and maintenance of drainage infrastructure
Recording Date: September 29, 2000
Recording No.: 200009290079
Affects: Portion of said premises

EXHIBIT "B"**Exceptions
(continued)**

8. 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 Survey:
Recording No: 200207090083
9. 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 Survey:
Recording No: 200208060070
10. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Granted to: E. Roger Noar & Kathleen Noar, husband and wife
Purpose: Utilities
Recording Date: September 12, 2003
Recording No.: 200309120260
11. Low Flow Mitigation Summary, including the terms, covenants and provisions thereof;
Recording Date: February 28, 2005
Recording No.: 200502280294
12. Protected Critical Area Site Plan, including the terms, covenants and provisions thereof;
Recording Date: May 17, 2005
Recording No.: 200505170031
13. Skagit County Planning and Development Services Findings of Fact, including the terms, covenants and provisions thereof;
Recording Date: October 19, 2005
Recording No.: 200510190167
14. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Granted to: Puget Sound Energy, Inc., a Washington corporation
Recording Date: March 3, 2008
Recording No.: 200803030146
Affects: Said premises
15. 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 Quit Claim Deed for Boundary Line Adjustment:

EXHIBIT "B"
Exceptions
(continued)

Recording No: 201601110101

16. 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
17. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
18. City, county or local improvement district assessments, if any.