

When recorded return to:

Robert D. Rugge and Myla P. Rugge
15923 NorthEast 101st Court
Redmond, WA 98052

GNW 22-16853

STATUTORY WARRANTY DEED

THE GRANTOR(S) Noel M. Chia and Julie Anne W. Chia, husband and wife,

for and in consideration of ten dollars and other valuable consideration

in hand paid, conveys, and warrants to Robert D. Rugge and Myla P. Rugge, a married couple

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:

Lot 1, REPLAT OF LOT 8, BLOCK 2, RENSINK-WHIPPLE SALMON BEACH TRACTS

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): P77767/4188-000-001-0005; P20512/340219-0-027-0006

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20224363

Oct 26 2022

Amount Paid \$34742.50
Skagit County Treasurer
By Lena Thompson Deputy

Statutory Warranty Deed
LPB 10-05

Order No.: 22-16853-KS

Page 1 of 5

Dated: 10/25/2022

Noel M Chia
Noel M. Chia

Julie Anne W Chia
Julie Anne W. Chia

STATE OF WASHINGTON
COUNTY OF SKAGIT

I certify that I know or have satisfactory evidence that Noel M. Chia and Julie Anne W. Chia 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.

Kyle Beam
Signature

Notary
Title

KYLE BEAM
NOTARY PUBLIC
STATE OF WASHINGTON
COMMISSION # 210008
COMMISSION EXPIRES 09/11/2023

My commission expires: 09/11/2023

This notarial act involved the use of communication technology

Statutory Warranty Deed
LPB 10-05

**EXHIBIT A
LEGAL DESCRIPTION**

Property Address: 6976 Salmon Beach Road, Anacortes, WA 98221

Tax Parcel Number(s): P77767/4188-000-001-0005; P20512/340219-0-027-0006

Property Description:

Lot 1, "REPLAT OF LOT 8, BLOCK 2, RENSINK-WHIPPLE SALMON BEACH TRACTS," as per plat recorded in Volume 10, page 30, records of Skagit County, Washington.

TOGETHER WITH tidelands of the second class as conveyed by the State of Washington, situate in front of, adjacent to or abutting upon the Westerly 75 feet of the above described premises.

Situate in the County of Skagit, State of Washington.

EXHIBIT B

22-16853-KS

10. RESERVATION CONTAINED IN DEED

Executed by: E. J. Rensink, et ux, et al

Recorded: October 26, 1946

Auditor's No.: 397404

As Follows:

Subject to easement rights for the purpose of constructing, operating or maintaining a water line across the lot hereby conveyed for a similar benefit to the owners of all other lots in said plat, a 20-foot right-of-way to be retained across each lot for road and power line.

11. Reservation contained in Deeds from the State of Washington recorded under Auditor's File Nos. 401492 and 405108, reserving to the grantor 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.

12. 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 REPLAT OF LOT 8, BLOCK 2, RENSINK-WHIPPLE SALMON BEACH TRACTS recorded August 25, 1972 as Auditor's File No. 773087.

13. EASEMENT AND PROVISIONS THEREIN:

Grantee: Puget Sound Power & Light Co.

Dated: November 30, 1992

Recorded: December 7, 1992

Auditor's No.: 9212070149

Purpose: Right to enter said premises to operate, maintain, repair, underground electric transmission and/or distribution system, together with the right to remove brush, trees and landscaping which may constitute a danger to said lines

Affects: The Northerly 27 feet of the above described property as measured at right angles to the North line thereof

14. Right of the State of Washington in and to that portion, if any, of the property herein described which lies below the line ordinary high water of Puget Sound, Deception Passage, Similk Bay.

15. 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.)

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

18. Regulatory notice/agreement regarding Skagit County Board of Adjustment Order No. 220 that may include covenants, conditions and restrictions affecting the subject property, recorded March 17, 1982 as Auditor's File No. 8203170012 .

Statutory Warranty Deed
LPB 10-05

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. 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.

19. 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 February 2, 2006 as Auditor's File No. 200602020048.

20. Regulatory notice/agreement regarding Protected Critical Area Site Plan that may include covenants, conditions and restrictions affecting the subject property, recorded July 30, 2015 as Auditor's File No. 201507300019 .

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. 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.

21. Easement affecting a portion of subject property for utility lines and related facilities and provisions therein, granted to Puget Sound Energy and/or its predecessors, recorded November 4, 2020, as Auditor's File No. 202011040026.