

**When recorded return to:**  
Donald W Richards, Jr.  
17888 Cobahud Road  
La Conner, WA 98257

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620052454

CHICAGO TITLE  
620052454

### **STATUTORY WARRANTY DEED**

THE GRANTOR(S) Steven L. Stinson and Cheryl K. Stinson, 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 Donald W Richards, Jr., an unmarried person

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.)

Lot(s): 39, Cobahud Waterfront Tracts

Tax Parcel Number(s): P129620 / 5103-000-039-0000, S3402340047

Subject to:

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

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 20224719

Nov 28 2022

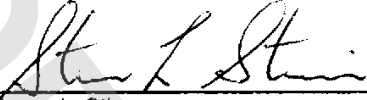
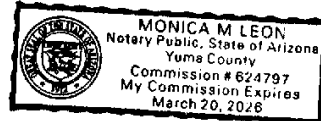
Amount Paid \$1174.60

Skagit County Treasurer

By Lena Thompson Deputy

**STATUTORY WARRANTY DEED**  
(continued)

Dated: November 23, 2022

  
\_\_\_\_\_  
Steven L. Stinson  
\_\_\_\_\_  
Cheryl K. StinsonState of Arizona  
County of YumaThis record was acknowledged before me on 11/23/2022 by Steven L. Stinson and Cheryl K. Stinson.  
\_\_\_\_\_  
(Signature of notary public)Notary Public in and for the State of Arizona  
My commission expires: 3/28/2026

**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P129620 / 5103-000-039-0000 and S3402340047**

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Tract 39 of the unrecorded plat of "COBAHUD WATERFRONT TRACTS, SWINOMISH RESERVATION, SKAGIT COUNTY, WASHINGTON", on file with the United States Department of the Interior, Bureau of Indian Affairs, Western Washington Indian Agency, Everett, Washington, and more particularly described as follows:

Beginning at the Southeast corner of Government Lot 4, Section 34, Township 34 North, Range 2 East, W.M.;  
thence North 2°31' West along the East line of said Lot 4, a distance of 600 feet to the true point of beginning;  
thence continue North 2°31' West along said East line, a distance of 50 feet;  
thence South 89°47' West to the line of ordinary high tide on Skagit Bay;  
thence Southerly along said line of high tide to a point that bears South 89°47' West from the true point of beginning;  
thence North 89°47' East to the true point of beginning;

EXCEPT therefrom that portion of said premises lying East of the following described line:

Beginning at a point on the South line of said Section South 89 47' West, a distance of 151.2 feet from the Southeast corner thereof;  
thence North 4°00' West a distance of 905.4 feet to the terminus of this line description.

Situate in the County of Skagit, State of Washington.

**EXHIBIT "B"**

## Exceptions

1. 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.
2. Assessments, if any, levied by Swinomish Indian Tribal Community.
3. City, county or local improvement district assessments, if any.
4. Title is subject to all matters disclosed on the Title Status Report on file with the Bureau of Indian Affairs, whether or not the Title Status Report has been examined, certified or verified.