

When recorded return to:

Kimberly Filippini and Brenan L. Filippini  
PO Box 40  
Arlington, WA 98223

Land Title and Escrow  
206698-LT

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
Affidavit No. 20224854  
Dec 12 2022  
Amount Paid \$15107.20  
Skagit County Treasurer  
By Lena Thompson Deputy

### STATUTORY WARRANTY DEED

THE GRANTOR(S) **Dana B. Birkby and Greta M. Birkby, husband and wife** for and in consideration of EIGHT HUNDRED NINETY NINE THOUSAND AND 00/100 Dollars (**\$899,000.00**) in hand paid, conveys, and warrants to **Kimberly Filippini and Brenan L. Filippini, a married couple** the following described real estate, situated in the County Skagit, State of Washington:

Abbreviated Legal: (Required if full legal not inserted above.)

ptn Lots 42-44, Potlatch Beach, Guemes Island

Tax Parcel Number(s): 3967-000-044-0003/P68066 & 3967-000-043-0004/P68065

For Full Legal See Attached "Exhibit A"

Subject to all covenants, conditions, restrictions, reservations, agreements and easements of record including, but not limited to, those shown Land Title Company's Preliminary Commitment No. 206698-LT.

Dated: December 7, 2022

(attached to Statutory Warranty Deed)

D. B. Birkby  
Dana B. Birkby

Greta M. Birkby  
Greta M. Birkby

STATE OF WASHINGTON

COUNTY OF Skagit

This record was acknowledged before me on 7 day of Dec, 2022 by Dana B. Birkby and Greta M. Birkby.

[Signature]  
Signature

Notary  
Title

My commission expires: 3-7-24

CHERYL A FROEHLICH  
NOTARY PUBLIC  
STATE OF WASHINGTON  
COMM. EXP. MAR. 07, 2024  
COMM. #92604

**Exhibit A****PARCEL "A":**

That portion of Lots 42 and 43, EXCEPT the South 15 feet of said Lot 43, "PLAT OF POTLATCH BEACH, GUEMES ISLAND, SKAGIT COUNTY, WASHINGTON," as per plat recorded in Volume 6 of Plats, page 10, records of Skagit County, Washington, lying above the line of extreme high tide.

Situate in the County of Skagit, State of Washington.

**PARCEL "B":**

That portion of Lot 44 and the South 15 feet of Lot 43, and the Northwesterly ½ of the vacated road lying between Lots 44 and 45, as would attach by operation of law, all in "PLAT OF POTLATCH BEACH, GUEMES ISLAND, SKAGIT COUNTY, WASHINGTON," as per plat recorded in Volume 6 of Plats, page 10, records of Skagit County, Washington, lying above the line of extreme high tide.

Situate in the County of Skagit, State of Washington.

**PARCEL "C":**

A 3/75th undivided interest in and to that portion of Lots 19 to 56, inclusive, "PLAT OF POTLATCH BEACH, GUEMES ISLAND, SKAGIT COUNTY, WASHINGTON," as per plat recorded in Volume 6 of Plats, page 10, records of Skagit County, Washington, lying above the line of extreme high tide.

Situate in the County of Skagit, State of Washington.

**PARCEL "D":**

A 3/75th interest in and to the tidelands of the second class, situate in front of, adjacent to, and abutting upon Lots 19 to 56, inclusive, "PLAT OF POTLATCH BEACH, GUEMES ISLAND, SKAGIT COUNTY, WASHINGTON," as per plat recorded in Volume 6 of Plats, page 10, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

**PARCEL "E":**

A non-exclusive easement for access to the beach over and across Lot 19 and the Westerly 20 feet of Lots 20, 21, 22, and 23, "PLAT OF POTLATCH BEACH, GUEMES ISLAND, SKAGIT COUNTY, WASHINGTON," as per plat recorded in Volume 6 of Plats, page 10, records of Skagit County, Washington, as created by instrument recorded May 30, 1960, under Auditor's File No. 593888, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.