

When recorded return to:
William Winner and Terri Lomax
3559 Biz Point Road
Anacortes, WA 98221

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20236456

May 11 2023

Amount Paid \$41642.50

Skagit County Treasurer

By Lena Thompson Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

CHICAGO TILTE COMPANY
620053829

Escrow No.: 620053829

STATUTORY WARRANTY DEED

THE GRANTOR(S) James W. Harrison, Trustee of the James W. Harrison Trust dated Jan 26, 2001
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys and warrants to William Winner and Terri Lomax, a married couple

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 5 & 6, PLATE 2, RANCHO SAN JUAN DEL MAR SUBDIV NO. 3, AKA PARCELS A & B
OF SURVEY

Tax Parcel Number(s): P68290 / 3974-000-006-0000, P115228 / 3974-000-005-0000

Subject to:

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

STATUTORY WARRANTY DEED

(continued)

Dated: 5/10/2023

James W. Harrison, Trustee of the James W. Harrison Trust dated Jan 26, 2001

BY: James W. Harrison, TRUSTEE
James W. Harrison
TrusteeState of WashingtonCounty of SkagitThis record was acknowledged before me on May 10, 2023 by James W. Harrison
as Trustee of James W. Harrison, Trustee of the James W. Harrison Trust dated Jan 26, 2001.Martin E. Lehr
(Signature of notary public)
Notary Public in and for the State of WA
My appointment expires: 2-9-27

EXHIBIT "A"

Legal Description

For APN/Parcel ID(s): P68290 / 3974-000-006-0000 and P115228 / 3974-000-005-0000

Parcel A:

That portion of Lots 5 and 6, Plate 2, Rancho San Juan Del Mar Subdivision No. 3, according to the plat thereof recorded in Volume 6 of Plats, pages 19 through 22 (inclusive), records of Skagit County, Washington, described as follows:

Commencing at the South quarter corner of Section 10, Township 34 North, Range 1 East of the Willamette Meridian, as the same is shown on the face said Plate 2, Rancho San Juan Del Mar Subdivision No. 3;
 thence South 88°49'15" East 400.00 feet along the South line of said Section 10, to the true point of beginning;
 thence North 16°21'44" West 71.00 feet;
 thence North 0°00'00" East 50.69 feet parallel with and 25.00 feet Westerly (as measured perpendicular to) the West line of said Lot 6 to the staking line as shown on the face of said Plate 2, Rancho San Juan Del Mar Subdivision NO. 2;
 thence North 82°10'25" East 25.24 feet along said staking line to the West line of said Lot 6;
 thence continuing along said staking line North 58°27'00" East 75.0 feet to the East line of said Lot 6;
 thence South 12°09'00" East 294.44 feet along said East line of Lot 6 to the Northerly margin of County Road No. 376 (Biz Point Road);
 thence Southwesterly along the Northerly margin of said county road to a point bearing South 16°21'44" East from the point of beginning;
 thence North 16°21'44" West 160.71 feet to the point of beginning.

TOGETHER WITH that portion of Lot 6 and the East 25.00 feet of Lot 5 lying Northerly of the staking line as shown on the face of said Plate 2, Rancho San Juan Del Mar Subdivision No. 3. (Also known as Parcel "A" of Survey filed August 16, 1995, in Volume 17 of Surveys, Page 97, under Auditor's File No. 9508160053.)

Situate in the County of Skagit, State of Washington.

Parcel B:

That portion of Lots 5 and 6, Plate 2, Rancho San Juan Del Mar Subdivision No. 3, according to the plat thereof recorded in Volume 6 of Plats, pages 19 through 22 (inclusive), records of Skagit County, Washington, described as follows:

Commencing at the South quarter of Section 10, Township 34 North, Range 1 East of the Willamette Meridian, as the same is shown on the face said Plate 2, Rancho San Juan Del Mar Subdivision No. 3;
 thence South 88°49'15" East 400.00 feet along the South line of said Section 10, to the TRUE POINT OF BEGINNING;
 thence North 16°21'44" West 71.00 feet;
 thence North 0°00'00" East 50.69 feet parallel with and 25.00 feet Westerly (as measured perpendicular to) the East line of Lot 5 to the staking line as shown on the face of said Plate 2, Rancho San Juan Del Mar Subdivision No. 3;
 thence South 82°10'25" West 50.45 feet along said staking line to the West line of said Lot 5;

EXHIBIT "A"
Legal Description
(continued)

thence South 0°00'00" West 110.50 to the South line of said Section 10;
thence continue South 0°00'00" West 181.61 feet (called 179.18 on said Plat) along the West line of said Lot 5 to the Northerly margin of County Road No. 376 (Biz Point Road);
thence Northeasterly along the Northerly margin of said County Road No. 376 to a point bearing South 16°21'44" East from the POINT OF BEGINNING;
thence North 16°21'44" West 160.71 feet to the TRUE POINT OF BEGINNING.

TOGETHER WITH that portion of said Lot 5, Plate 2, Rancho San Juan Del Mar Subdivision 3, lying Northerly of said staking line;

EXCEPT the East 25.00 feet thereof.

(Also known as Parcel "B" of Survey filed August 16, 1995, in Volume 17 of Surveys, Page 97, under Auditor's File No. 9508160053.)

Situate in the County of Skagit, State of Washington.

EXHIBIT "B"**Exceptions**

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 the Plat of Rancho San Juan Del Mar Subdivision No. 3:

Recording No: 417708
2. Covenants, conditions, restrictions and easements 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, source of income, gender, gender identity, gender expression, medical condition or genetic information, 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 in the document

Recording Date: October 26, 1954
Recording No.: 508356
3. Contract and the terms and conditions thereof:

By: O.B. McCorkle and Esther M. McCorkle, husband and wife; and
Between: Del Mar Community Service, Inc., a Washington corporation
Dated: July 19, 1962
Recording Date: January 9, 1963
Recording No.: 630694
Providing for: Among other matters, the development of the water system and other facilities and issuance of certificates of membership
4. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

In favor of: Norrie Estvold, Inc., its successors and assigns
Purpose: Drainage
Recording Date: May 26, 1970
Recording No.: 739429
Affects: Portion of said premises
5. Agreement and the terms and conditions thereof:

Executed by: San Juan Fidalgo Properties, Inc., a Washington corporation and Del Mar Community Services, Inc., a Washington corporation
Recording Date: April 13, 1990
Recording No.: 9004130116

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

The Amendment for the above mentioned Agreement is recorded under Recording No. 9106280127.

6. Agreement and the terms and conditions thereof:

Executed by: Richard A. Moore and Skagit County
 Recording Date: June 25, 1993
 Recording No.: 9306250135
 Regarding: On-site sewage disposal system not in compliance with current county requirements

Memorandum which supersedes the above Agreement is recorded under Recording No. 9408010009.

7. Skagit County Conditional Agreement and the terms and conditions thereof:

Executed by: Richard A. Moore and Skagit County
 Recording Date: October 11, 1994
 Recording No.: 9410110064
 Regarding: Alternative sewage system installations

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: 9508160053

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: 201505210092

10. Water Line Franchise Agreement and the terms and conditions thereof:

Recording Date: August 6, 2020
 Recording No.: 202008060087

EXHIBIT "B"Exceptions
(continued)

11. The property may be subject to the Skagit County Right-to-Manage Natural Resource Lands Disclosure, Skagit County Code Section 14.38, which states:
- "This disclosure applies to parcels designated or within 1 mile of designated agricultural land or designated or within 1/4 mile of rural resource, forest or mineral resource lands of long-term commercial significance in Skagit County. A variety of Natural Resource Land commercial activities occur or may occur in the area that may not be compatible with non-resource uses and may be inconvenient or cause discomfort to area residents. This may arise from the use of chemicals; or from spraying, pruning, harvesting or mineral extraction with associated activities, which occasionally generates traffic, dust, smoke, noise, and odor. Skagit County has established natural resource management operations as a priority use on designated Natural Resource Lands, and area residents should be prepared to accept such incompatibilities, inconveniences or discomfort from normal, necessary Natural Resource Land operations when performed in compliance with Best Management Practices and local, State, and Federal law.
- In the case of mineral lands, application might be made for mining-related activities including extraction, washing, crushing, stockpiling, blasting, transporting and recycling of minerals. If you are adjacent to designated NR Lands, you will have setback requirements from designated NR Lands."
12. 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.
13. City, county or local improvement district assessments, if any.

