

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 20236607

May 23 2023

Amount Paid \$11075.00  
Skagit County Treasurer  
By Lena Thompson Deputy

When recorded return to:

Travis Brewer and Larry Jensen  
PO Box 182  
Sedro Woolley, WA 98284

GNW 23-18428

## STATUTORY WARRANTY DEED

THE GRANTOR(S) Edwin Tria Malijan and Theresa Figueroa Malijan, husband and wife, 18316 71st Avenue West, Lynnwood, WA 98037,

for and in consideration of ten dollars and other valuable consideration

in hand paid, conveys, and warrants to Travis Brewer, a married man as his separate estate and Larry Jensen, an unmarried man

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: Property 1:

Ptn. Tract 102, FIRST ADDITION BIG LAKE WATER FRONT 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): P62122

Dated: 05/20/2023

Edwin Tria Malijan  
Edwin Tria Malijan

Theresa Figueroa Malijan  
Theresa Figueroa Malijan

Statutory Warranty Deed  
LPB 10-05

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STATE OF WASHINGTON  
COUNTY OF SKAGIT

This record was acknowledged before me on 20 day of May, 2023 by Edwin Tria Malijan and Theresa Figueroa Malijan.

Kyle Beam  
Signature

Notary

Title

My commission expires: 09/11/2023

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

This notarial act involved the use of communication technology

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**EXHIBIT A  
LEGAL DESCRIPTION**

Property Address: 19001 West Big Lake Boulevard, Mount Vernon, WA 98274  
Tax Parcel Number(s): P62122

**Property Description:**

That portion of Tract 102 in "FIRST ADDITION BIG LAKE WATER FRONT TRACTS, SKAGIT COUNTY, WASHINGTON", according to the plat thereof recorded in Volume 4 of Plats, page 15, records of Skagit County, Washington, lying Northerly of the following described line:

Beginning on the West line of said Tract 102, which is equidistant from the Northwest corner and the Southwest corner thereof;  
thence running Northeasterly to a point on the East line of Tract 102, equidistant from the Northeast corner and the Southeast corner thereof, said point being the terminal point of said line;

EXCEPT from all of the above described premises the Westerly 60 feet thereof conveyed to Skagit County for road purposes by deed recorded September 5, 1954, under Auditor's File No. 506013, records of Skagit County, Washington.

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**EXHIBIT B**

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10. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Name: First Addition Big Lake Waterfront Tracts

Recorded: April 3, 1916

Auditor's No.: Vol. 4 of Plats Page 15

11. Right granted to Day Lumber Company to overflow the shores of Big Lake under Order of the department of Public Lands, dated April 7, 1924, filed for record in Volume 133 of Deeds, Page 12, under Auditor's No. 173578, records of Skagit County, Washington, to which reference is hereby made to the record for full particulars.

12. 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.)

13. 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 Big Lake.

14. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Skagit County Sewer District No. 2, a municipal corporation of Skagit County, Washington

Dated: October 19, 1988

Recorded: November 10, 1988

Auditor's No.: 8811100057

Purpose: Ingress and egress to a pump station site

Area Affected: A portion of the subject property

15. AN EASEMENT FOR SIDE SEWER AFFECTING THE PORTION OF SAID PREMISES STATED HEREIN:

Recorded: November 10, 1988

Auditor's No.: 8811100058

Width: Six (6) feet wide

Location: Northerly line

16. DECLARATION OF EASEMENTS, COVENANTS AND ROAD MAINTENANCE AGREEMENT, INCLUDING THE TERMS AND CONDITIONS THEREOF:

Dated: December 16, 2003

Recorded: December 17, 2003

Auditor's No.: 200312170095

Affects: Existing driveway

17. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Name: Survey

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Recorded: January 23, 2012  
Auditor's No.: 201201230028

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