

When recorded return to:

SGT Neptune LLC  
2403 Northwest Neptune Place  
Seattle, WA 98117

Land Title and Escrow  
208857-LT

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
Affidavit No. 20236681  
May 31 2023  
Amount Paid \$7333.00  
Skagit County Treasurer  
By Lena Thompson Deputy

## STATUTORY WARRANTY DEED

THE GRANTOR(S) **Chris Cocker and Debra Ames, a married couple** for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, conveys and warrants to **SGT Neptune LLC, a Washington Limited Liability Company** the following described real estate, situated in the County of Skagit, State of Washington:

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

ptn Gov. Lot 2, Sec. 17-34-2

Tax Parcel Number(s): 340217-0-010-0007/P20379

**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 in Land Title Company's Preliminary Commitment No. 208857-LT.

Dated: May 23, 2023

(attached to Statutory Warranty Deed)

Chris Cocker

Chris Cocker

Debra Ames

Debra Ames

STATE OF WASHINGTON

COUNTY OF KITSAP

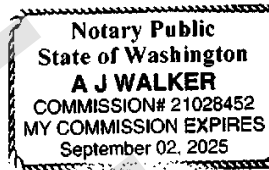
This record was acknowledged before me on 25<sup>th</sup> day of MAY, 2023 by Chris Cocker and Debra Ames.

AJ Walker

Signature

Notary Public

Title



My commission expires: 09/02/2025

**Exhibit A**

**PARCEL A**

THAT PORTION OF GOVERNMENT LOT 2, SECTION 17, TOWNSHIP 34 NORTH, RANGE 2 EAST, W.M., DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 1 OF "ENTNER'S TRACTS SUBDIVISION NO. 1", AS PER PLAT RECORDED IN VOLUME 8 OF PLATS, PAGES 73 AND 74, RECORDS OF SKAGIT COUNTY;

THENCE NORTH 66°37'48" WEST, A DISTANCE OF 248.61 FEET;

THENCE NORTH 70°04'00" WEST, A DISTANCE OF 64.47 FEET TO THE WESTERLY LINE OF SAID GOVERNMENT LOT 2;

THENCE NORTH ALONG THE WEST LINE OF SAID GOVERNMENT LOT 2 TO THE NORTH LINE OF SAID GOVERNMENT LOT 2;

THENCE EAST ALONG SAID NORTH LINE TO THE WEST LINE OF THE COUNTY ROAD;

THENCE SOUTHERLY ALONG SAID WEST LINE TO THE NORTHEAST CORNER OF LOT 1 OF "ENTNER'S TRACTS SUBDIVISION NO. 1";

THENCE WESTERLY ALONG SAID NORTH LINE TO THE POINT OF BEGINNING;

EXCEPT THE FOLLOWING DESCRIBED PARCELS "X" AND "Z":

**PARCEL "X" (EXCEPTION Description)**

THAT PORTION OF GOVERNMENT LOT 2, SECTION 17, TOWNSHIP 34 NORTH, RANGE 2 EAST, W.M., DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 1 OF "ENTNER'S TRACTS SUBDIVISION NO. 1", AS PER PLAT RECORDED IN VOLUME 8 OF PLATS, PAGES 73 AND 74, RECORDS OF SKAGIT COUNTY;

THENCE NORTH 87°39'30" WEST ALONG THE NORTH LINE OF SAID LOT 1 FOR A DISTANCE OF 137.87 FEET;

THENCE NORTH 1°04'54" EAST FOR A DISTANCE OF 311.38 FEET, MORE OR LESS, TO THE NORTH LINE OF SAID GOVERNMENT LOT 2 AS SHOWN ON THAT CERTAIN RECORD OF SURVEY MAP RECORDED UNDER RECORDING NO. 200302040068;

THENCE SOUTH 88°36'09" EAST ALONG SAID NORTH LINE FOR A DISTANCE OF 106.85 FEET, MORE OR LESS, TO THE NORTHERLY PROJECTION OF THE WESTERLY RIGHT OF WAY MARGIN OF JURA WAY AS SHOWN ON THE "PLAT OF GIBRALTER ANNEX" RECORDED IN VOLUME 9 OF PLATS, PAGES 9 AND 9 1/2, RECORDS OF SKAGIT COUNTY

AUDITOR, AT A POINT BEARING NORTH 4°33'30" WEST FROM THE POINT OF BEGINNING;  
THENCE SOUTH 4°33'30" EAST ALONG SAID WESTERLY RIGHT OF WAY MARGIN, OR  
MARGIN EXTENDED, OF JURA WAY, FOR A DISTANCE OF 315.35 FEET, MORE OR LESS,  
TO  
THE POINT OF BEGINNING.

PARCEL "Z" (EXCEPTION Description)

THAT PORTION OF GOVERNMENT LOT 2, SECTION 17, TOWNSHIP 34 NORTH, RANGE 2  
EAST, W.M., DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 1 OF "ENTNER'S TRACTS SUBDIVISION  
NO. 1", AS PER PLAT RECORDED IN VOLUME 8 OF PLATS, PAGES 73 AND 74, RECORDS  
OF SKAGIT COUNTY;

THENCE NORTH 4°33'30" WEST ALONG THE WESTERLY RIGHT OF WAY MARGIN OF  
JURA WAY AS SHOWN ON THE "PLAT OF GIBRALTER", RECORDED IN VOLUME 7 OF  
PLATS,  
PAGES 9 AND 9 1/2 FOR A DISTANCE OF 307.75 FEET TO AN INTERSECTION WITH THE  
WESTERLY EXTENSION OF LOT 1, SAID "PLAT OF GIBRALTER ANNEX" AND BEING THE  
TRUE POINT OF BEGINNING; THENCE CONTINUE NORTH 4°33'30" WEST FOR A DISTANCE  
OF 7.60 FEET, MORE OR LESS, TO THE NORTH LINE OF SAID GOVERNMENT LOT 2, AS  
SHOWN ON THAT CERTAIN RECORD OF SURVEY MAP RECORDED UNDER RECORDING  
NO. 200302040068;

THENCE SOUTH 88°36'09" EAST ALONG SAID NORTH LINE FOR A DISTANCE OF 196.1  
FEET, MORE OR LESS, TO SHORELINE OF SIMILK BAY;

THENCE SOUTH 3°16'57" EAST ALONG SAID SHORE LINE TO AN INTERSECTION WITH  
THE EASTERLY PROJECTION OF THE NORTH LINE OF SAID LOT 1, "PLAT OF GIBRALTER  
ANNEX" AT A POINT BEARING SOUTH 88°04'30" WEST ALONG SAID NORTH LINE OF LOT  
1, "PLAT OF GIBRALTER ANNEX", OR NORTH LINE EXTENDED FOR A DISTANCE OF 196.1  
FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING.

THE DESCRIBED TRACT WILL ALSO CONTAIN ANY TIDELANDS OF THE SECOND CLASS  
THAT ARE WITHIN THE EASTERLY PROJECTION OF THE NORTHERLY AND SOUTHERLY  
LINES DESCRIBED ABOVE;

TOGETHER WITH THAT PORTION OF GOVERNMENT LOT 1, SECTION 17, TOWNSHIP 34  
NORTH, RANGE 2 EAST, W.M., DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF GOVERNMENT LOT 1, AS SHOWN ON  
THAT CERTAIN RECORD OF SURVEY MAP RECORDED UNDER SKAGIT COUNTY  
RECORDING NO. 200302040068;

THENCE SOUTH 88°36'09" EAST ALONG THE SOUTH LINE OF SAID GOVERNMENT LOT 1  
FOR A DISTANCE OF 50.00 FEET TO THE TRUE POINT OF BEGINNING;

THENCE NORTH 1°04'54" EAST PARALLEL WITH THE WEST LINE OF SAID GOVERNMENT LOT 1 FOR A DISTANCE OF 85.00 FEET, MORE OR LESS, TO THE NORTH LINE OF THE SOUTH 85.00 FEET (AS MEASURED PERPENDICULAR TO THE SOUTH LINE) OF SAID GOVERNMENT LOT 1;

THENCE SOUTH 88°36'09" EAST ALONG SAID NORTH LINE FOR A DISTANCE OF 282.04 FEET;

THENCE SOUTH 1°04'54" WEST FOR A DISTANCE OF 85.00 FEET, MORE OR LESS, TO THE SOUTH LINE OF SAID GOVERNMENT LOT 1 AT A POINT BEARING SOUTH 88°36'09" EAST FROM THE TRUE POINT OF BEGINNING;

THENCE NORTH 88°36'09" WEST ALONG SAID SOUTH LINE FOR A DISTANCE OF 282.04 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING.

**PARCEL B (Easement Only)**

A 15.00 FOOT WIDE MUTUALLY BENEFICIAL EASEMENT FOR INGRESS, EGRESS AND UTILITIES, OVER, UNDER AND ACROSS PORTIONS OF GOVERNMENT LOT 1 AND THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 17, TOWNSHIP 34 NORTH, RANGE 2 EAST, W.M., DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID GOVERNMENT LOT 1;

THENCE SOUTH 88°36'09" EAST ALONG THE SOUTH LINE OF SAID GOVERNMENT LOT 1 FOR A DISTANCE OF 50.00 FEET;

THENCE NORTH 1°04'54" EAST PARALLEL WITH THE WEST LINE OF SAID GOVERNMENT LOT 1 FOR A DISTANCE OF 85.00 FEET, MORE OR LESS, TO THE NORTH LINE OF THE SOUTH 85.00 FEET (AS MEASURED PERPENDICULAR TO THE SOUTH LINE) OF SAID GOVERNMENT LOT 1 AND BEING THE TRUE POINT OF BEGINNING;

THENCE SOUTH 88°36'09" EAST FOR A DISTANCE OF 20.00 FEET;

THENCE NORTH 1°04'54" EAST FOR A DISTANCE OF 15.00 FEET, MORE OR LESS, TO THE NORTH LINE OF THE SOUTH 100.00 FEET (AS MEASURED PERPENDICULAR TO THE SOUTH LINE) OF SAID GOVERNMENT LOT 1;

THENCE NORTH 88°36'09" WEST ALONG SAID NORTH LINE OF SAID GOVERNMENT LOT 1 AND THE NORTH LINE OF THE SOUTH 100.00 FEET OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 17, TOWNSHIP 34 NORTH, RANGE 2 EAST, W.M., FOR A DISTANCE OF 301.14 FEET, MORE OR LESS, TO THE EASTERLY RIGHT OF WAY MARGIN OF GIBRALTER ROAD, BEING A POINT ON A NON-TANGENT CURVE;

THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT, ALONG SAID EASTERLY RIGHT OF WAY MARGIN, HAVING AN INITIAL TANGENT BEARING OF 2°20'21" WEST, A RADIUS OF 1,402.40 FEET, THROUGH A CENTRAL ANGLE OF 0°36'46", AN ARC DISTANCE OF 15.00 FEET, MORE OR LESS, TO A POINT BEARING NORTH 88°36'09" WEST FROM THE TRUE POINT OF BEGINNING;

THENCE SOUTH 88°36'09" EAST FOR A DISTANCE OF 281.39 FEET TO THE TRUE POINT OF

BEGINNING.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.