

When recorded return to:

Hope Dean
420 Hillcrest Drive
Anacortes, WA 98221

Land Title and Escrow
209152-LT

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20236812
Jun 08 2023
Amount Paid \$16860.00
Skagit County Treasurer
By Kaylee Oudman Deputy

STATUTORY WARRANTY DEED

THE GRANTOR(S) **Deborah G. Westlin, Trustee of Gloria M. Wheeler Credit Shelter Trust dated July 21, 2005** for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, conveys and warrants to **Hope Dean, an unmarried person** the following described real estate, situated in the County of Skagit, State of Washington:

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

Ptn Tr C, Rancho San Juan Del Mar #1 (Aka Tr X, Rancho San Juan Del Mar #9)

Tax Parcel Number(s): 3972-000-097-0200/P68229

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. 209152-LT.

Dated: June 6, 2023

(attached to Statutory Warranty Deed)

Gloria M. Wheeler Credit Shelter Trust dated July 21, 2005

By: 

Deborah G. Westlin, Trustee

STATE OF WASHINGTON

COUNTY OF Chelan

This record was acknowledged before me on 7th day of June, 2023 by Deborah G. Westlin, Trustee of Gloria M. Wheeler Credit Shelter Trust dated July 21, 2005.


Signature Connie Marie Tatum

Notary Public
Title

My commission expires: 8/18/2024



Exhibit A

UNRECORDED

THAT PORTION OF TRACT "C", "RANCHO SAN JUAN DEL MAR, SUBDIVISION NO. 1", ACCORDING TO PLAT RECORDED IN VOLUME 5 OF PLATS, PAGE 27, RECORDS OF SKAGIT COUNTY, WASHINGTON, SHOWN AS TRACT "X" ON THE FACE OF THE PLAT OF "RANCHO SAN JUAN DEL MAR, SUBDIVISION NO. 9", ACCORDING TO PLAT RECORDED IN VOLUME 8 OF PLATS, PAGE 67, RECORDS OF SKAGIT COUNTY, WASHINGTON, AN BEING MORE SPECIFICALLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST NORTHERLY CORNER OF LOT 12 OF SAID PLAT OF "RANCHO SAN JUAN DEL MAR, SUBDIVISION NO. 1";
THENCE NORTH 26°39' EAST A DISTANCE OF 251.27 FEET TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION;
THENCE SOUTH 49°05' EAST 165.78 FEET;
THENCE SOUTH 40°55' WEST 96.0 FEET;
THENCE NORTH 48°46' WEST 136.66 FEET TO A POINT THAT BEARS SOUTH 26°39' WEST FROM THE TRUE POINT OF BEGINNING;
THENCE NORTH 26°39' EAST 90.54 FEET TO THE TRUE POINT OF BEGINNING.

TOGETHER WITH ALL THAT PORTION OF SAID TRACT "C" LYING BETWEEN THE NORTHWESTERLY BOUNDARY OF THE TRACT ABOVE DESCRIBED AND A LINE 10 FEET SOUTHEASTERLY OF THE SHORE OF LAKE CHIQUITA AND BETWEEN THE NORTHEASTERLY AND SOUTHWESTERLY LINES OF SAID TRACT PRODUCED.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.