

202308150029

08/15/2023 10:17 AM Pages: 1 of 6 Fees: \$208.50  
Skagit County Auditor, WA

When recorded return to:

Adam J. Page and Kalen J. Page  
6990 Deer Lane  
Anacortes, WA 98221

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 20237666

Aug 15 2023

Amount Paid \$9473.00  
Skagit County Treasurer  
By Lena Thompson Deputy

GNW 23-18364

## STATUTORY WARRANTY DEED

THE GRANTOR(S) Eugene Alfred Mcneill, Personal Representative of Estate of Evelia Castro, deceased, 1455 West 171st Street Gardena, CA 90247,

for and in consideration of **ten dollars and other valuable consideration**

in hand paid, conveys, and warrants to Adam J. Page and Kalen J. Page, a married couple

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:  
Section 7, Township 34 North, Range 2 East; Ptn. South 1/2 (aka Lot 1, Survey Campbell Park Estates)

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): P20074

Dated: 07/28/2023

Estate of Evelia Castro, deceased

By: Eugene Alfred McNeill  
Eugene Alfred McNeill, Personal Representative

STATE OF California  
COUNTY OF \_\_\_\_\_

This record was acknowledged before me on \_\_\_\_\_ day of July, 2023 by Eugene Alfred McNeill, Personal Representative of Estate of Evelia Castro, deceased.

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Title

My commission expires:

*BLK  
please see attached*

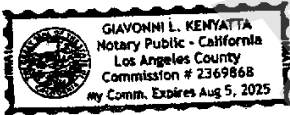
**CALIFORNIA ACKNOWLEDGMENT**

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California  
County of Los Angeles  
On 07/28 2023 before me, Giavanni L Kenyatta, Notary Public  
Date Here Insert Name and Title of the Officer  
personally appeared Eugene Alfred McNeill  
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature [Handwritten Signature]  
Signature of Notary Public

Place Notary Seal and/or Stamp Above

**OPTIONAL**

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

**Description of Attached Document**  
 Title or Type of Document: Statutory Warranty Deed  
 Document Date: \_\_\_\_\_ Number of Pages: 4  
 Signer(s) Other Than Named Above: \_\_\_\_\_

**Capacity(ies) Claimed by Signer(s)**  
 Signer's Name: Eugene Alfred McNeill  
 Corporate Officer Title(s): \_\_\_\_\_  
 Partner -  Limited  General  
 Individual  Attorney in Fact  
 Trustee  Guardian or Conservator  
 Other: Personal Representative  
 Signer is Representing: \_\_\_\_\_

Signer's Name: \_\_\_\_\_  
 Corporate Officer - Title(s): \_\_\_\_\_  
 Partner -  Limited  General  
 Individual  Attorney in Fact  
 Trustee  Guardian or Conservator  
 Other: \_\_\_\_\_  
 Signer is Representing: \_\_\_\_\_

**EXHIBIT A**  
**LEGAL DESCRIPTION**

Property Address: 6990 Deer Lane, Anacortes, WA 98221  
Tax Parcel Number(s): P20074

**Property Description:**

Lot 1 of Survey entitled, "CAMPBELL PARK ESTATES", as recorded August 30, 1974, under Auditor's File No. 805634 in Book 1 of Surveys, page 83, records of Skagit County, Washington,

EXCEPT that portion of said Lot 1 conveyed to the State of Washington by that certain deed recorded August 23, 1973, under Auditor's File No. 293658,

AND EXCEPT that portion conveyed to the State of Washington, Department of Transportation on February 7, 2007, under Auditor's File No. 200702070057.

TOGETHER WITH a non-exclusive easement for ingress, egress and utilities, as delineated on the face of said Survey and as set forth in the Dedication of Easement recorded October 2, 1974, under Auditor's File No. 808252; being a portion of the South 1/2 of the North 1/2 of Section 7, Township 34 North, Range 2 East, W.M.

Situate in the County of Skagit, State of Washington

Statutory Warranty Deed  
LPB 10-05

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**EXHIBIT B**

23-18364-KM

10. Reservations contained in deeds through which title is claimed from Harold E. Shull and Opal Shull, husband and wife, dated September 12, 1941 and recorded September 17, 1941 in Volume 184 of Deeds, page 604, under Auditor's File Nos. 344370 and 344371, as follows:  
"Reserving, however, unto the grantors, the continued right to use, develop and maintain the water thereon and therefrom, and to construct, repair and maintain all pipe lines and equipment across the said property for the use thereof."
11. 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: Record of Survey  
Recorded: August 30, 1974  
Auditor's No.: 805634
12. PROTECTIVE COVENANTS, EASEMENTS AND/OR ASSESSMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:  
Recorded: October 2, 1974  
Auditor's No.: 808253  
Executed By: William McKinley, Marilyn W. McKinley, Ray B. Weber and L. Marite Weber  
By instrument dated February 4, 1977 and recorded February 24, 1977, under Auditor's File No. 851485, Paragraph Nos. 1, 7 and 8 were eliminated from said covenants.
13. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:  
Grantee: Lance Campbell  
Recorded: May 8, 2001  
Auditor's No. 200105080113  
Purpose: Twelve (12) foot water line  
Area Affected: As constructed or to be constructed within the Southwesterly 57 feet of said Tract
14. Any tax, fee, assessments or charges as may be levied by Campbell Park Estates Community Association.
20. Unrecorded leaseholds, if any, and rights of parties in possession, if any.

Statutory Warranty Deed  
LPB 10-05

Order No.: 23-18364-KM

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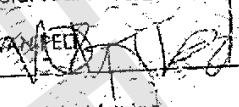
FILED  
DEBRA VAN PELT  
ISLAND COUNTY CLERK

2023 MAR 24 PM 2: 27

State of Washington  
County of Island

I, Debra Van Pelt, Clerk of Island County and the ex-officio clerk of the Superior Court, do hereby certify that this instrument is a true and correct copy of the original on file in my office. Said letters are now in full force and effect.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal this 24 day of March, 2023

DEBRA VAN PELT  
By:   
Deputy  
Coupeville, Washington

SUPERIOR COURT OF THE STATE OF WASHINGTON FOR ISLAND COUNTY

IN THE MATTER OF THE ESTATE OF ) Case No.: 23-4-00094-15  
)  
EVELIA CASTRO, ) LETTERS TESTAMENTARY  
Deceased. )

WHEREAS, the last will of the above named deceased having been proven and recorded in this court on March 24, 2023

NOW therefore, know all men by these presents: That

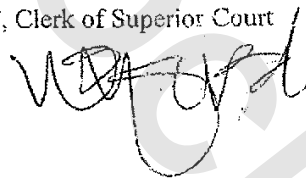
**EUGENE ALFRED MCNEILL**

is hereby appointed and qualified as Personal Representative of said estate, and that we do hereby authorize the above-named to execute said Will according to law.

DATED: March 24, 2023

DEBRA VAN PELT, Clerk of Superior Court

By



, Deputy