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04/04/2024 04:02 PM Pages: 1 of 3 Fees: \$305.50
Skagit County Auditor

AFTER RECORDING RETURN TO:
CHERYL WRIGHT-WILSON and
RAYMOND WILSON, Trustees
10570 NE 12th Street, #102
Bellevue, WA 98008

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2024 0133
APR 04 2024

Amount Paid \$ 0
Skagit Co. Treasurer
By Deputy

Document Title: STATUTORY WARRANTY DEED
Grantors: RAYMOND S. WILSON and CHERYL W. WILSON, husband and wife
Grantees: CHERYL WRIGHT-WILSON and RAYMOND WILSON, Trustees of the CRW
Charitable Remainder Unitrust dated March 14, 2024
Legal Description: LT 4, GUEMES SEAVIEW ESTATES, TGW 1/5TH INT IN TIDELANDS and PTN
LTS 25, 28 & VAC SEA VIEW DRIVE, ORCHARD BEACH TRACTS
Tax Parcel No. P102321 / 4595-000-004-0003 and P101787 / 3964-000-028-0600

STATUTORY WARRANTY DEED

The Grantor, RAYMOND S. WILSON and CHERYL W. WILSON, husband and wife, for and in consideration of a charitable contribution, do hereby convey and warrant all of their undivided interest unto Grantee, CHERYL WRIGHT-WILSON and RAYMOND WILSON, Trustees of the CRW Charitable Remainder Unitrust dated March 14, 2024, in that certain real property located in Skagit County, Washington, legally described below, together with all after acquired title of the Grantors therein.

PARCEL A:

LOT 4, GUEMES SEAVIEW ESTATES, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 15 OF PLATS, PAGES 65 AND 66, RECORDS OF SKAGIT COUNTY, WASHINGTON.

TOGETHER WITH AN EASEMENT FOR INGRESS, EGRESS AND UTILITIES OVER THAT CERTAIN 20 FOOT STRIP OVER LOTS 1 AND 2 ADJACENT TO THE MOST NORTHERLY LINE OF SAID LOT 4.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

PARCEL A-1:

AN UNDIVIDED 1/5TH INTEREST IN THE FOLLOWING DESCRIBED TRACT: TIDELANDS OF THE SECOND CLASS LYING IN FRONT OF, ADJACENT TO AND ABUTTING UPON LOTS 25 AND 26, PLAT OF ORCHARD BEACH TRACTS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 4 OF PLATS, PAGE 45, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

Tax Parcel No: P102321 / 4595-000-004-0003

PARCEL B:

THAT PORTION OF LOTS 25, 28 AND VACATED SEA VIEW DRIVE, "PLAT OF ORCHARD BEACH TRACTS", ACCORDING TO THE PLAT RECORDED IN VOLUME 4 OF PLATS, PAGE 45, RECORDS OF SKAGIT COUNTY, WASHINGTON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST EASTERLY CORNER OF SAID TRACT 25;
THENCE NORTH 37°24'00" WEST ALONG THE NORTHEASTERLY LINE OF TRACT 25 OF SAID PLAT OF ORCHARD BEACH TRACTS, 81.00 FEET;
THENCE SOUTH 52°36'00" WEST 404.46 FEET;
THENCE SOUTH 70°39'13" EAST 72.95 FEET;
THENCE SOUTH 52°36'00" WEST 232.19 FEET TO THE EAST LINE OF THE COUNTY ROAD;
THENCE SOUTH 1°25'30" WEST ALONG THE EAST LINE OF SAID COUNTY ROAD, 25.67 FEET TO THE SOUTHEASTERLY LINE OF TRACT 25;
THENCE NORTH 52°36'00" EAST ALONG THE SOUTHEASTERLY LINE OF SAID TRACT 25, 613.28 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

PARCEL B-1:

AN UNDIVIDED 1/5TH INTEREST IN THE FOLLOWING DESCRIBED TRACT: TIDELANDS OF THE SECOND CLASS LYING IN FRONT OF, ADJACENT TO AND ABUTTING UPON LOTS 25 AND 26, PLAT OF ORCHARD BEACH TRACTS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 4 OF PLATS, PAGE 45, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

Tax Parcel No. P101787 / 3964-000-028-0600

SUBJECT TO: All Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, dedications, building setback lines, notes, statements, and other matters, if any, which are of record.

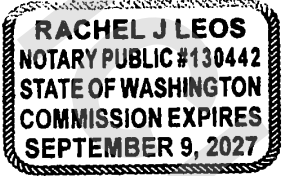
Dated this 26 day of March, 2024. Raymond S. Wilson
RAYMOND S. WILSON

Dated this 26 day of March, 2024. Cheryl W. Wilson
CHERYL W. WILSON

STATE OF WASHINGTON)
) ss.
COUNTY OF KING)

On this day, the 26th day of March, 2024, before me, a Notary Public in and for the State of Washington, personally appeared RAYMOND S. WILSON and CHERYL W. WILSON known to me to be the individuals described in and who executed the within and foregoing instrument, and acknowledged that they signed the same as their free and voluntary act and deed for the uses and purposes therein.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal the day and year first above written.



Rachel J. Leos
Printed Name: RACHEL J. LEOS
NOTARY PUBLIC in and for the State of WA,
Notary Public #130442
My commission expires: 09/09/2027

UNRECORDED INSTRUMENT