

When recorded return to:

Michael J. Suraci and Sharon J. Suraci  
23111 3rd Avenue Southeast  
Bothell, WA 98021

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 20240560

May 09 2024

Amount Paid \$22645.00  
Skagit County Treasurer  
By Kaylee Oudman Deputy

GNW 24-19949

## STATUTORY WARRANTY DEED

THE GRANTOR(S) Joann A. Ossewarde, Trustee of Survivors Trust Under the Ossewarde Living Trust dated May 15, 2014, 9901 272nd Place Northwest, 214, Stanwood, WA 98292,

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

in hand paid, conveys, and warrants to Michael J. Suraci and Sharon J. Suraci, husband and wife

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:

Lot 1, ASSESSORS PLAT OF FAHLEN'S SNEE-OOSH 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): P65266/3912-000-001-0000

Dated: May 3, 2024

Survivors Trust Under the Ossewarde Living Trust dated May 15, 2014

By: Joann A. Ossewarde  
Joann A. Ossewarde, Trustee

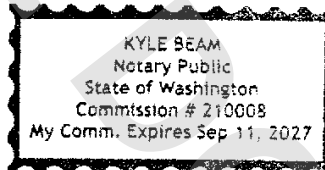
STATE OF WASHINGTON  
COUNTY OF SKAGIT <sup>K9</sup>  
Snohemish

This record was acknowledged before me on 3 day of May, 2024 by Joann A. Ossewarde, Trustee of  
Survivors Trust Under the Ossewarde Living Trust dated May 15, 2014.

[Signature]  
Signature

Notary  
Title

My commission expires: 9-11-27



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

Property Address: 9351 Reef Point Lane, La Conner, WA 98257  
Tax Parcel Number(s): P65266/3912-000-001-0000

**Property Description:**

Lot 1, ASSESSORS PLAT OF FAHLEN'S SNEE-OOSH TRACTS, according to the Plat thereof recorded in Volume 8 of Plats, page 86, records of Skagit County, Washington.

Statutory Warranty Deed  
LPB 10-05

Order No.: 24-19949-KM

Page 3 of 6

**EXHIBIT B**

24-19949-KM

**9. Reservation contained in deed**

From: Cecelia Joshua

Recorded: February 16, 1931

Auditor's No.: 241135, records of Skagit County, WA

As follows:

The present roadway through the above land not more than thirty feet wide is hereby reserved until vacated by law. There is also reserved from the land herein conveyed a right-of-way for canals and ditches constructed or to be constructed under authority of the United States.

**10. Easement, including the terms, covenants, and provisions thereof, granted by instrument**

Recorded: March 5, 1937

Auditor's No.: 287330, records of Skagit County, WA

In favor of: Puget Sound Power &amp; Light Company, a corporation of Massachusetts

For: Electric transmission and/or distribution line, together with necessary appurtenances

Affects: As surveyed, staked and laid out

**11. Easement, including the terms, covenants, and provisions thereof, granted by instrument**

Recorded: March 5, 1937

Auditor's No.: 287337, records of Skagit County, WA

In favor of: Puget Sound Power &amp; Light Company, a Massachusetts corporation

For: Electric transmission and/or distribution line, together with necessary appurtenances

Affects: A portion of the premises lying within the community area

**12. Covenants, conditions, restrictions, and easements contained in declaration of restrictions**

Recorded: December 27, 1962

Auditor's No.: 630229, records of Skagit County, WA

AMENDED by instruments

Recorded: September 21, 1989, January 4, 1999

Auditor's Nos.: 8909210096 and 9901040100 records of Skagit County, WA

**13. Easement, including the terms, covenants, and provisions thereof, granted by instrument**

Recorded: August 19, 1964

Auditor's No.: 654792, records of Skagit County, WA

In favor of: Puget Sound Power &amp; Light Company

For: Electric transmission and/or distribution line, together with necessary appurtenances

Affects: A portion of said premises lying within the community area

**14. Easement, including the terms, covenants, and provisions thereof, granted by instrument**

Recorded: March 19, 1965

Auditor's No.: 663552, records of Skagit County, WA

In favor of: Skagit County Sewer District No. 1

For: Sewer pipe line

Statutory Warranty Deed  
LPB 10-05

Order No.: 24-19949-KM

Page 4 of 6

15. Any and all offers of dedications, conditions, restrictions, easements, fence line/boundary discrepancies and encroachments, notes, provisions and/or any other matters as disclosed and/or delineated on the face of the following plat/short plat/survey named ASSESSOR'S PLAT OF FAHLENS SNEEOOSH TRACTS recorded March 30, 1965 as Auditor's File No. 664067.

The company calls attention to provisions contained in Washington Uniform Common Interest Ownership Act, Senate Bill 6175 providing that Plats recorded after July 1, 2018, and older Plats that have opted in, that meet the requirements under Senate Bill 6175 will require delivery to the Proposed Purchaser of either a "Public Offering Statement" or "Resale Certificate".

16. Easement including the terms, covenants, and provisions thereof, granted by instrument

Recorded: November 4, 1965

Recording No.: 674103, records of Skagit County, WA

In favor of: Puget Sound Power & Light Company, a Washington corporation

For: Underground distribution and electric lines and appurtenances thereto

Affects: A parcel of land 10 feet in width being 5 feet on each side of a center line described as follows: As staked and constructed

17. Easement, if any, including the terms, covenants, and provisions thereof, granted by instrument

Recorded: September 14, 1988

Auditor's No.: 8809140036, records of Skagit County, WA

In favor of: Cascade Natural Gas Corporation

For: Pipeline

Affects: Exact location is undisclosed

18. Terms, covenants, and provisions contained in instrument

Recorded: September 21, 1989

Auditor's No.: 8909210095, records of Skagit County, WA

Regarding: Water line easement

19. Easement affecting a portion of subject property for utility lines and related facilities and provisions therein, granted to Puget Sound Energy and/or its predecessors, recorded on November 4, 1965, as Auditor's File No. 674098.

20. Regulatory notice/agreement regarding Certificate of Ground Water Right that may include covenants, conditions and restrictions affecting the subject property, recorded on May 20, 1971 as Auditor's File No. 752920.

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice. Said notice/agreement may pertain to governmental regulations for building or land use. Said matters are not a matter of title insurance. If such non-title insurance matters are shown, they are shown as a courtesy only, without the expectation that all such matters have been shown.

21. EASEMENT AND AGREEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee:

Reef Point Community Association, et al

Dated:

April 17, 1989

Recorded:

Statutory Warranty Deed  
LPB 10-05

Order No.: 24-19949-KM

Page 5 of 6

September 21, 1989  
Auditor's No:  
8909210094 and 8909210095  
Purpose:  
Ingress, egress and water line  
Area Affected:  
Lot 8 and community tract

22. TERMS AND CONDITIONS OF WATER USERS AGREEMENT:

Dated:  
July 12, 2004  
Recorded:  
August 10, 2004  
Auditor's File No.:  
200408100115

23. Notice to Future Property Owners regarding Reef Point Water System recorded August 10, 2004 under Auditor's File No. 200408100116.

24. Said lands lie within the Swinomish Indian Reservation and may be subject to governmental regulation by the Swinomish Tribe of Indians. Including, but not limited to, Taxes and assessments imposed by the Swinomish Tribe and any claim of right, title, interest, power or jurisdiction arising under the laws of the Swinomish Tribe.

25. 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 Skagit Bay / Puget Sound.

26. 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.)

27. Terms, provisions and reservations under the Submerged Land Act (43 U.S.C.A. § 1301 through 1311) and the rights of the United States of America to regulate commerce, navigation, flood control, fishing and production of power.

28. Any tax, fee, assessments or charges as may be levied by Reef Point Community Association.

29. Any invalidity or defect in the title of the vestees in the event such Trust is invalid or fails to confer sufficient powers in the trustee, or in the event there is a lack of compliance with the terms and provisions of the trust instrument.