

When recorded return to:

Ronald E. Wolfe  
1901 Piper Circle  
Anacortes, WA 98221

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
Affidavit No. 20241138  
Jun 28 2024  
Amount Paid \$10274.00  
Skagit County Treasurer  
By Lena Thompson Deputy

23-18777-KM

## STATUTORY WARRANTY DEED

THE GRANTOR(S) Allan J. Redstone and Marie J. Christenson, husband and wife, 13543 Heavens Gate Drive,  
Bow, WA 98232,

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

in hand paid, conveys, and warrants to Ronald E. Wolfe, an unmarried man

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. PG. 3

Abbreviated legal description: Property 1:  
Ptn. Tract 55, ANACO BEACH & Ptn. Tract B, RANCHO SAN JUAN del MAR, SUBDIVISION NO. 1

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): P127547/P68226

Date: June 17, 2024  
[Signature]  
Allan J. Redstone  
[Signature]  
Marie J. Christenson

STATE OF WASHINGTON  
COUNTY OF SKAGIT

This record was acknowledged before me on 17 day of June, 2024 by Allan J. Redstone and Marie J. Christenson.

[Signature]  
Signature  
[Signature]  
Title

My commission expires: 6/19/25



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

Property Address: NHN Marine Drive, Anacortes, WA 98221  
Tax Parcel Number(s): P127547/P68226

**Property Description:**

**PARCEL A:**

Tract 55, ANACO BEACH, according to the plat thereof recorded in Volume 5 of Plats, page 4, records of Skagit County, Washington.

EXCEPT the South 87.74 feet.

Situated in Skagit County, Washington.

**PARCEL B:**

That portion of Tract B, RANCHO SAN JUAN del MAR, SUBDIVISION NO. 1, as per plat recorded in Volume 5 of Plats, page 27, records of Skagit County, Washington, lying Northeasterly of Marine Drive, as conveyed to Skagit County by deed recorded November 20, 1968, under Auditor's File No. 720541.

TOGETHER WITH the South 87.74 feet of Tract 55, ANACO BEACH, according to the plat thereof recorded in Volume 5 of Plats, page 4, records of Skagit County, Washington.

Situated in Skagit County, Washington.

**EXHIBIT B**

23-18777-KM

9. 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: Anaco Beach

Recorded: April 23, 1930

Auditor's No.: 233177 (Vol. 5 of Plats, Page 4)

10. RESERVATION CONTAINED IN DEED:

Executed by: M.R. Wood and Georgia W. Wood, husband and wife

Recorded: March 21, 1931

Auditor's No.: 241997

Reserving therefrom the water and springs on the East 200 feet of said Tract 55 for the water users in Plat of Anaco Beach, with access to and from the same to lay and maintain water pipe.

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: Rancho San Juan Del Mar Subdivision No. 1

Recorded: November 27, 1945

Auditor's No.: 385571 (Vol. 5 of Plats, Page 27)

12. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Del Mar Community Service, Inc.

Recorded: January 9, 1963

Auditor's No. 630691

Purpose: Installation, maintenance, repair, etc. of water lines

Area Affected: Southwesterly 10 feet of Lots 5 – 25 and a portion of Tracts B, D and E.

13. Terms and provisions of that certain Contract, dated July 19, 1962, made between O.B. McCorkle and Esther M. McCorkle, husband and wife, and Del Mar Community Service, Inc., a Washington corporation, providing among other matters for the development of the water system and other facilities and issuance of certificates of membership, recorded January 9, 1963 under Auditor's File No. 630694.

14. Terms and conditions of Articles of Incorporation and Bylaws of Del Mar Services, Inc., including restrictions, regulations and conditions for dues and assessments, as established and levied pursuant thereto.

15. Lot certification, including the terms and conditions thereof, recorded on November 9, 2005 as Auditor's File No. 200511090016. Reference to the record being made for full particulars. The company makes no determination as to its affects.

16. 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: Survey

Recorded: June 2, 2008

Auditor's No.: 200806020102

Statutory Warranty Deed  
LPB 10-05

Order No.: 23-18777-KM

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17. Lot certification, including the terms and conditions thereof, recorded on April 23, 2013 as Auditor's File No. 201304230056. Reference to the record being made for full particulars. The company makes no determination as to its affects.

18. Regulatory notice/agreement regarding Protected Critical Area Site Plan that may include covenants, conditions and restrictions affecting the subject property, recorded on February 26, 2014 as Auditor's File No. 201402260005 .

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.

19. Provisions and matters regarding Boundary Line Adjustment set forth on document recorded on July 21, 2021 under Auditor's File No. 202107210140.