

**When recorded return to:**  
Kamiljit Sandhu  
Sonia Inc.  
1103 6th Street  
Anacortes, WA 98221

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
Affidavit No. 20241996  
Aug 30 2024  
Amount Paid \$11359.80  
Skagit County Treasurer  
By BELEN MARTINEZ Deputy

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

**CHICAGO TITLE**

620055731

Escrow No.: 620055731

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Angela Terek as Personal Representative of The Estate of George Terek, deceased, the Estate of Margarita Terek, deceased and Angela N. Terek, an unmarried person for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys and warrants to Sonia Inc., a Washington corporation

the following described real estate, situated in the County of Skagit, State of Washington:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

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

PTN LT 4 & ALL LT 5, BLK 3, RENSINK-WHIPPLE SALMON BEACH TRACTS

Tax Parcel Number(s): P68482 / 3983-003-005-0004

Subject to:

SEE EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF

## STATUTORY WARRANTY DEED

(continued)

Dated: 8/21/24

The Estate of George Terek, deceased, the Estate of of Margarita Terek, deceased and Angela N. Terek, an unmarried person

BY: [Signature]

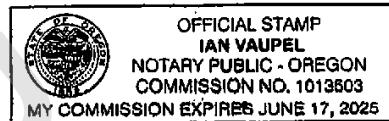
Angela N. Terek  
Personal Representative

[Signature]  
Angela N. Terek

State of OREGONCounty of MULTNOMAH

This record was acknowledged before me on 8-21-2024 by Angela N. Terek as Personal Representative of The Heirs and Devisees of George Terek, deceased, the Heirs and Devisees of Margarita Terek, deceased.

[Signature]  
(Signature of notary public)  
Notary Public in and for the State of OREGON  
My appointment expires: 6-17-2025

State of OREGONCounty of MULTNOMAH

This record was acknowledged before me on 8-21-2024 by Angela N. Terek.

[Signature]  
(Signature of notary public)  
Notary Public in and for the State of OREGON  
My appointment expires: 6-17-2025



**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P68482 / 3983-003-005-0004**

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THAT EAST HALF OF LOT 4, AND ALL OF LOT 5, EXCEPT THE NORTHEASTERLY 8 FEET THEREOF, BLOCK 3, RENSINK-WHIPPLE SALMON BEACH TRACTS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 5 OF PLATS, PAGE 55, RECORDS OF SKAGIT COUNTY, WASHINGTON;

EXCEPT ALL THAT PORTION THEREOF, IF ANY, LYING SOUTHEASTERLY OF THE MEANDER LINE.

TOGETHER WITH THAT PORTION OF THE WEST HALF OF LOT 4, BLOCK 3, RENSINK-WHIPPLE SALMON BEACH TRACTS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 5 OF PLATS, PAGE 55, RECORDS OF SKAGIT COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:  
COMMENCING AT THE NORTHWEST CORNER OF LOT 3;  
THENCE NORTH 62°20'00" EAST ALONG THE NORTH LINE OF SAID BLOCK 3, FOR 75.68 FEET TO THE NORTHEAST CORNER OF  
THE WEST HALF OF SAID LOT 4;  
THENCE SOUTH 30°20'00" EAST ALONG THE EAST LINE OF SAID WEST HALF OF LOT 4, FOR 122.75 FEET TO THE TRUE POINT OF BEGINNING;  
THENCE CONTINUING SOUTH 30°20'00" EAST 16.90 FEET;  
THENCE SOUTH 58°36'14" WEST 2.95 FEET;  
THENCE NORTH 31°55'12" WEST 16.99 FEET;  
THENCE NORTH 60°07'46" EAST 3.42 FEET TO THE TRUE POINT OF BEGINNING.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

**EXHIBIT "B"**  
Exceptions

1. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, dedications, building setback lines, notes, statements, and other matters, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on the Plat of Rensink-Whipple Salmon Beach Tracts:

Recording No: 396509

2. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

In favor of: Owners of all other lots in said plat  
Purpose: Road, water, and power line  
Recording Date: October 14, 1946 and October 18, 1946  
Recording No.: 397004  
Recording No.: 397149  
Affects: Portion of said premises

3. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

In favor of: Elizabeth Barnes, an unmarried woman, and Ross O Barnes, a married man  
Purpose: Ingress and egress  
Recording Date: September 5, 1989  
Recording No.: 8909050001  
Affects: Existing driveway

4. Restriction contained in Quit Claim Deeds and the terms and conditions thereof:

Recorded: November 21, 1989  
Recording No.: 8911210127  
Recording No.: 8911210128  
As follows: Land not intended for future use and a building site  
Affects: Portion of the West half of Lot 4

5. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Puget Sound Energy, Inc.  
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances  
Recording Date: December 5, 2012  
Recording No.: 201212050025

**EXHIBIT "B"****Exceptions  
(continued)**

6. As to any portion of said land now, formerly or in the future covered by water: Questions or adverse claims related to (1) lateral boundaries of any tidelands or shorelands; (2) shifting in course, boundary or location of the body of water; (3) rights of the State of Washington if the body of water is or was navigable; and (4) public regulatory and recreational rights (including powers of the USA) or private riparian rights which limit or prohibit use of the land or water.
7. City, county or local improvement district assessments, if any.