

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 20242522

Oct 11 2024

Amount Paid \$10763.50  
Skagit County Treasurer  
By Kaylee Oudman Deputy

When recorded return to:

Dennis L. Duban and Mark J. Seelig, Co-Trustees of The 1998 Trust FBO Chelsea dated November 5, 1998  
4250 Wilshire Boulevard  
Los Angeles, CA 90010

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) William R. Tilton, an unmarried man, and Heirs and Devisees of Gail Tilton, deceased, 3262  
Judy Lane, North Pole, AK 99705,

for and in consideration of ten dollars and other valuable consideration

in hand paid, conveys, and warrants to Dennis L. Duban and Mark J. Seelig, Co-Trustees of The 1998 Trust FBO  
Chelsea dated November 5, 1998

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:  
Tract 1, SP 3-78, Ptn. Gov. Lot 5, Section 10, & Ptn. Gov. Lot 1, Section 15, Township 34 North, Range 1 East

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): P19446/340115-0-001-0902

Dated: October 8, 2024

William R. Tilton  
William R. Tilton

Heirs and Devisees of Gail Tilton, deceased

By: William R. Tilton  
William R. Tilton, Heir

STATE OF WASHINGTON  
COUNTY OF SKAGIT

This record was acknowledged before me on 8<sup>th</sup> day of October, 2024 by William R. Tilton and William R. Tilton, Heir of Heirs and Devisees of Gail Tilton, deceased.

Michele Carney  
Signature

Notary  
Title

My commission expires: May 16, 2026



**EXHIBIT A  
LEGAL DESCRIPTION**

Property Address: 3351 Langley Lane, Anacortes, WA 98221  
Tax Parcel Number(s): P19446/340115-0-001-0902

**Property Description:**

Tract 1, SKAGIT COUNTY SHORT PLAT NO. 3-78, as approved January 30, 1978, and recorded January 31, 1978, in Volume 2 of Short Plats, page 190, under Auditor's File No. 873014, records of Skagit County, Washington; being a portion of Government Lot 1, Section 15, Township 34 North, Range 1 East of the Willamette Meridian; and Government Lot 5, Section 10, Township 34 North, Range 1 East of the Willamette Meridian.

Statutory Warranty Deed  
LPB 10-05

Order No.: 24-20948-KM

Page 3 of 5

**EXHIBIT B**

24-20948-KM

**9. EASEMENT AFFECTING THE PORTION OF SAID PREMISES AND FOR THE PURPOSES STATED HEREIN, AND INCIDENTAL PURPOSES:**

For: Ingress, Egress And Road And Utility Purposes  
Recorded: April 1, 1977  
Auditor's No.: 853815  
Affects: As Described in Instrument

**10. EASEMENT AFFECTING THE PORTION OF SAID PREMISES AND FOR THE PURPOSES STATED HEREIN, AND INCIDENTAL PURPOSES.**

For: Ingress, Egress and Utilities  
In Favor of: Gene M. Derig, Etal  
Recorded: January 17, 1978  
Auditor's No. 872112  
Affects: Portion of Said Premises

11. 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 Short Plat No. 99-77 recorded on January 26, 1978 as Auditor's File No. 872707.

**12. EASEMENT AFFECTING THE PORTION OF SAID PREMISES AND FOR THE PURPOSES STATED HEREIN, AND INCIDENTAL PURPOSES.**

For: Ingress, Egress and Road and Utility Purposes  
In Favor Of: Future Owners  
Recorded: October 31, 1978  
Auditor's No.: 890456  
Affects: Portion Of Said Premises  
(Note: Said Instrument Being a Re-recording of 887846)

**13. EASEMENT AFFECTING THE PORTION OF SAID PREMISES AND FOR THE PURPOSES STATED HEREIN, AND INCIDENTAL PURPOSES.**

For: Ingress, Egress and Road and Utility Purposes  
In Favor Of: The Biz Point Water Association  
Recorded: October 31, 1978  
Auditor's No.: 890458  
Affects: Portion of Said Premises

14. 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 July 30, 1980, as Auditor's File No. 8007300006.

**15. EASEMENT AFFECTING THE PORTION OF SAID PREMISES AND FOR THE PURPOSES STATED HEREIN, AND INCIDENTAL PURPOSES.**

For: Ingress, Egress And Road And Utility Purposes  
In Favor Of: Keith Thompson, et ux  
Recorded: September 9, 1982  
Auditor's No.: 8209090040  
Affects: Portion of Said Premises

(Note: Said Instrument Being a Re-recording of 8106240042)

Statutory Warranty Deed  
LPB 10-05

16. 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 Short Plat 14-85 recorded on January 6, 1986 as Auditor's File No. 8601060028.
17. 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 Revised Short Plat 31-81 recorded on June 27, 1986 as Auditor's File No. 8606270025.
18. EASEMENT AFFECTING THE PORTION OF SAID PREMISES AND FOR THE PURPOSES STATED HEREIN, AND INCIDENTAL PURPOSES.  
For: Ingress, Egress and Road and Utility Purposes  
In Favor Of: Peter J. Flatley, et ux  
Recorded: March 17, 1993  
Auditor's No.: 9303170020  
Affects: Portion of Said Premises
19. EASEMENT AFFECTING THE PORTION OF SAID PREMISES AND FOR THE PURPOSES STATED HEREIN, AND INCIDENTAL PURPOSES.  
For: Installation, operation, repair and replacement of a septic tank drain field  
In Favor Of: Charles Stavig  
Recorded: September 17, 1993  
Auditor's No.: 9309170087  
Affects: Portion of Said Premises  
(Note: Said Instrument Being a Re-recording of 9305120105)
20. EASEMENT AFFECTING THE PORTION OF SAID PREMISES AND FOR THE PURPOSES STATED HEREIN, AND INCIDENTAL PURPOSES.  
For: Installation, operation, repair and replacement of a septic tank effluent transmission line  
In Favor Of: Charles Stavig  
Recorded: May 12, 1993  
Auditor's No.: 9305120106  
Affects: Portion of Said Premises
21. 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 Short Plat 93-028 recorded on September 14, 1993 as Auditor's File No. 9309140025..
22. Any tax, fee, assessments or charges as may be levied by Biz Point Water Association.
26. Unrecorded leaseholds, if any, and rights of parties in possession, if any.