

202411210048

11/21/2024 12:30 PM Pages: 1 of 5 Fees: \$307.50  
Skagit County Auditor, WA

**When recorded return to:**  
Avery Merling Wellman and Shadi Sadat  
Esmaeili-Wellman  
4191 Islander Way  
Anacortes, WA 98221

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
Affidavit No. 20243024  
Nov 21 2024  
Amount Paid \$20811.60  
Skagit County Treasurer  
By Lena Thompson Deputy

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

2150 North 107th St., Suite 310  
Seattle, WA 98133

Chicago Title  
620057319

Escrow No.: 0279907-OC

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Jamie Marcene Austin and Dennis Dean Lazzar, a married couple  
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration  
in hand paid, conveys and warrants to Avery Merling Wellman and Shadi Sadat Esmaeili-Wellman,  
husband and wife as joint tenants with right of survivorship

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 18, PLAT OF THE POINTE DIV. NO. 2

Tax Parcel Number(s): P83449 / 4497-000-018-0002

Subject to:

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

**STATUTORY WARRANTY DEED**  
(continued)

Dated: 11/10/2024

Printed by the State of Washington, 11/10/2024 12:30 PM  
Jamie Marcene Austin

Jamie Marcene Austin

Printed by the State of Washington, 11/10/2024 12:30 PM  
Dennis Dean Lazzar

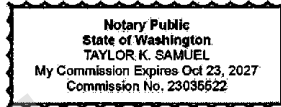
Dennis Dean Lazzar

State of Washington  
County of Snohomish

This record was acknowledged before me on 11/10/2024 by Jamie Marcene Austin and Dennis Dean Lazzar.

Taylor K. Samuel

(Signature of notary public)  
Notary Public in and for the State of Washington  
My commission expires: 10/23/2027



Notarial Act Performed by Audio visual communication

**EXHIBIT "A"**  
Legal Description

LOT 18, PLAT OF THE POINTE DIVISION NO. 2, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 14 OF PLATS, PAGE(S) 50 AND 51, RECORDS OF SKAGIT COUNTY, WASHINGTON; TOGETHER WITH THAT PORTION OF LOT 19 DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 19; THENCE SOUTH 34°42'05" EAST ALONG THE NORTH LINE OF SAID LOT 19 A DISTANCE OF 139.47 FEET TO THE NORTHEAST CORNER OF SAID LOT 19; THENCE NORTH 42°47'54" WEST A DISTANCE OF 134.32 FEET TO THE WEST LINE OF SAID LOT 19; THENCE NORTH 36°22'29" EAST A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING; EXCEPT THAT PORTION OF LOT 18 AND LOT 19 AS SHOWN ON PLAT OF THE POINTE DIVISION NO. 2, RECORDED IN VOLUME 14 OF PLATS, AT PAGES 50 AND 51, RECORDS OF SKAGIT COUNTY, WASHINGTON, MORE PARTICULARLY DESCRIBED AS FOLLOWS; COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 18 OF THE PLAT OF THE POINTE DIVISION NO. 2, BEING COMMON WITH THE NORTHWEST CORNER OF LOT 19 OF SAID PLAT; THENCE SOUTH 36°22'29" WEST ALONG THE NORTHWESTERLY LINE OF SAID LOT 19 A DISTANCE OF 20.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 42°47'54" EAST A DISTANCE OF 134.32 FEET TO THE NORTHEAST CORNER OF SAID LOT 19; THENCE SOUTH 35°02'49" WEST ALONG THE EAST LINE OF SAID LOT 19 A DISTANCE OF 76.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 19; THENCE SOUTHEASTERLY ALONG A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST WHOSE RADIUS POINT BEARS SOUTH 34°14'37" WEST A DISTANCE OF 525 FEET THROUGH A CENTRAL ANGLE OF 1°31'42" ALONG THE SOUTHERLY LINE OF SAID LOT 18 FOR AN ARC DISTANCE OF 14.00 FEET; THENCE NORTH 29°02'06" EAST A DISTANCE OF 80.44 FEET; THENCE NORTH 44°53'56" WEST A DISTANCE OF 32.16 FEET TO AN INTERSECTION WITH THE NORTH LINE OF SAID LOT 19; THENCE CONTINUING NORTH 44°53'56" WEST A DISTANCE OF 106.86 FEET TO THE TRUE POINT OF BEGINNING.  
SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

**EXHIBIT "B"**  
Exceptions

Exceptions Set forth on attached exhibit and by this reference made a part hereof as if fully incorporated herein.

1. 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 the Pointe Division No. 2:

Recording No: 8806270037

2. Contract and the terms and conditions thereof:

Executed by: O.B. McCorkle and Esther M. McCorkle, husband and wife and Del Mar Community Service, Inc., a Washington corporation  
Recording Date: January 9, 1963  
Recording No.: 630694

3. Covenants, conditions, restrictions and easements 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, source of income, gender, gender identity, gender expression, medical condition or genetic information, 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 in the document

Recording Date: December 19, 1989  
Recording No.: 8912190053

Modification(s) of said covenants, conditions and restrictions

Recording Date: September 12, 1990  
Recording No.: 9009120078

Modification(s) of said covenants, conditions and restrictions

Recording Date: December 31, 2007  
Recording No.: 200712310123

4. Any unpaid assessments or charges and liability to further assessments or charges, for which a lien may have arisen (or may arise), as provided for under Washington law and in instrument set forth below:

Imposed by: The Pointe Homeowners Association  
Recording Date: December 19, 1989  
Recording No.: 8912190053

5. Agreement, and the terms and conditions thereof:

Executed by: San Juan Fidalgo Properties, Inc., a Washington corporation etal Del Mary Community Service Inc., a Washington corporation  
Recording Date: April 13, 1990  
Recording No.: 9004130116

Amended by instrument:

Recording Date: June 28, 1991  
Recording No.: 9106280127

6. Any unpaid assessments or charges and liability to further assessments or charges, for which a lien may have arisen (or may arise), as provided for under Washington law and in instrument set forth below:

Imposed by: Del Mar Community Service, Inc  
Recording Date: January 9, 1963

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

Recording No.: 630694

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

Purpose: Emergency access vehicles  
Recording Date: December 19, 2002  
Recording No.: 200212190153  
Affects: as described in said instrument

8. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.

10. City, county or local improvement district assessments, if any.