



202411260051

11/26/2024 02:48 PM Pages: 1 of 10 Fees: \$312.50
Skagit County Auditor

When recorded return to:

Chad Moen
P.O. Box 3037
Anacortes, WA 98221

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2024 3102
NOV 26 2024

Amount Paid \$ 0
Skagit Co. Treasurer
By Deputy

U

STATUTORY WARRANTY DEED

THE GRANTOR(S) WEST SINCLAIR ASSOCIATES, LLC, a Washington Limited Liability Company, for and in consideration of **ONE DOLLAR AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, conveys and warrants to **CHAD MOEN**, a married man, as his sole and separate property, the following described real estate, situated in the County of Skagit, State of Washington:

Abbreviated Legal: Tract A, Leadbetter's Sinclair Tracts.

For Full Legal See Attached Exhibit "A."

Tax Parcel Number(s): 3944-000-099-0005, P67200, 3944-000-099-0104, P67201.

Subject to all covenants, conditions, restrictions, reservations, agreements, and easements of record including, but not limited, those shown on **Attached Exhibit "B,"** and subject to the right of the owner of the real property located at 2199 Leadbetter Place, Sinclair Island, WA, Tax Parcel No. P67186, to locate and maintain one mooring buoy within the tidelands of Tract A, Leadbetter's Sinclair Tracts, Tax Parcel No. P67201.

DATED: November 21st, 2024

WEST SINCLAIR ASSOCIATES, LLC., a
Washington limited liability company

By: Ralph Gregory
Ralph Gregory, Member

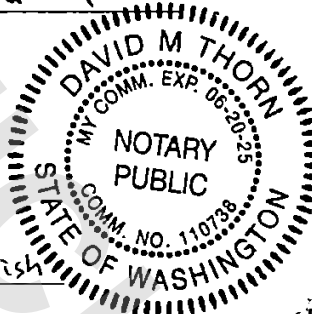
By: Lois Terry
Lois Terry, Member

By: Kim Obbink
Kim Obbink, Member

State of Washington
County of Whatcom

I certify that I know or have satisfactory evidence that Kimberly Obbink is the person who appeared before me, and said person(s) acknowledge he/she/they signed this instrument, on oath stated he/she/they is/are authorized to execute the instrument and acknowledge that as Members of West Sinclair Associates LLC, a Washington limited liability company to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 11/21/2024

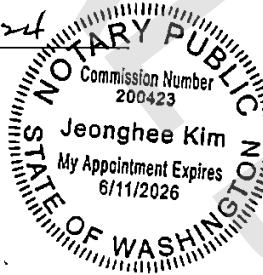


[Signature]
Notary Public in and for the State of Washington
Residing Lynn, Is., Wa.
My appointment expires: 6/20/25

State of Washington
County of Snohomish

I certify that I know or have satisfactory evidence that Ralph Gregory is the person who appeared before me, and said person(s) acknowledge he/she/they signed this instrument, on oath stated he/she/they is/are authorized to execute the instrument and acknowledge that as Members of West Sinclair Associates LLC, a Washington limited liability company to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 11/26/2024



[Signature]
Notary Public in and for the State of Washington
Residing Mill Creek, WA
My appointment expires: 6/11/2026

State of Washington
County of Snohomish

I certify that I know or have satisfactory evidence that Lori Terry is the person who appeared before me, and said person(s) acknowledge he/she/they signed this instrument, on oath stated he/she/they is/are authorized to execute the instrument and acknowledge that as Members of West Sinclair Associates LLC, a Washington limited liability company to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 11/26/2024



[Signature]
Notary Public in and for the State of Washington
Residing Mill Creek, WA
My appointment expires: 6/11/2026

Exhibit "A"

Tract A, "ASSESSOR'S PLAT OF LEADBETTERS SINCLAIR TRACTS," as per plat recorded in Volume 9 of Plats, page 30, records of Skagit County, Washington, in Government Lot 6, Section 9, Township 36 North, Range 1 East, W.M., less portions conveyed to Donald H. Stark and Helen L. Stark, under Auditor's File No. 749096.

Situate in the County of Skagit, State of Washington.

Exhibit “B”

UNOFFICIAL DOCUMENT

AFTER RECORDING RETURN TO:

Name _____

Address _____

City, State, Zip _____



200405270173

Skagit County Auditor

5/27/2004 Page

1 of

3 4:01PM

Grantor	Van Gasken Family Trust
Grantee	Owners Assessors Plat of Leadbetters Tracts
	Public
Abbr. Legal	Ptn Tract A, Assessors Plat of Leadbetters Tracts, Vol. 9, p. 30
Tax Acct No	3944-000-099-0005/P67200

DECLARATION OF EASEMENT AND RESTRICTIVE COVENANTS

Marguerite D. Egbers, formerly known as Marguerite D. Van Gasken, Trustee of the Van Gasken Family Trust, hereafter referred to as Declarant, is the owner of the following described property:

Tract A, ASSESSOR'S PLAT OF LEADBETTER'S SINCLAIR TRACTS, according to the plat thereof recorded in Volume 9 of Plats, page 30, records of Skagit County, Washington,

EXCEPT that portion conveyed to Donald H. Stark and Helen L. Stark, husband and wife, by deed recorded February 24, 1971, under auditor's file number 749096, and described as follows:

Commencing at the Northeast corner of Lot One (1), of ASSESSOR'S PLAT OF LEADBETTER'S SINCLAIR TRACTS, Thence North 00°08'10" West a distance of 20 feet; Thence Westerly a distance of 100 feet, and upon a line parallel to the Northerly line of said Lot 1; Thence Southerly to the Northwest corner of said Lot 1; Thence Easterly 100 feet, more or less, to the point of beginning.

Situate in Skagit County, Washington.

The Declarant wishes to subject said property, hereafter referred to as the "easement

SinclairAccessEasement

1

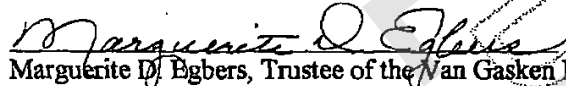
area," to an easement for access for the benefit of all lots and tracts within said ASSESSOR'S PLAT OF LEADBETTER'S SINCLAIR TRACTS.

THEREFORE, Marguerite D. Egbers, formerly known as Marguerite D. Van Gasken, Trustee of the Van Gasken Family Trust, hereby creates and conveys to the present and future owners of all lots and tracts within the ASSESSOR'S PLAT OF LEADBETTER'S SINCLAIR TRACTS, an easement for ingress and egress over, across and through that portion of Tract A of said plat described above as the easement area.

Owners of the properties benefited by the access easement granted herein shall proportionately share in the cost and expense of maintaining and repairing in the road rights of way over and across the above described private road.

The easement and covenants herein shall run with the land and shall be binding on the parties hereto, their heirs, successors or assigns, and all subsequent owners thereof. The owners of the properties described herein, and their heirs, successors and assigns shall take said property together with the easement for ingress and access described herein and subject to this easement.

Dated: 5/21/04 2004


Marguerite D. Egbers, Trustee of the Van Gasken Family Trust

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

MAY 27 2004

Amount Paid \$
Skagit Co. Treasurer
By  Deputy

SinclairAccessEasement



200405270173
Skagit County Auditor

5/27/2004 Page

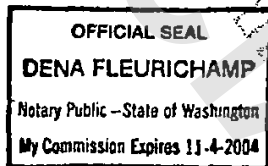
2 of

3 4:01PM

STATE OF WASHINGTON)
: ss
COUNTY OF SKAGIT)

I certify that I know or have satisfactory evidence that MARGUERITE D. EGBERS is the person who appeared before me, and said person acknowledged that she signed this instrument and on oath stated that she was authorized to execute the instrument and acknowledged it as Trustee of the Van Gasken Family Trust, to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.


Dated: May 21, 2004.



Dena Fleurichamp
Printed Name: Dena Fleurichamp
NOTARY PUBLIC in and for the State of
Washington, residing at Sedro Woolley.
My appointment expires: 11/4/2004

SinclairAccessEasement

3


200405270173
Skagit County Auditor
5/27/2004 Page 3 of 3 4:01PM

AFTER RECORDING RETURN TO:

Ralph L. Gregory

14918 19th Ave. S.E.

Mill Creek, Washington 98012

201003250036
Skagit County Auditor

3/25/2010 Page 1 of 3 11:10AM

Grantor: Van Gasken Family Trust

Grantee: Ralph L. and Lori A. Gregory

EASEMENT AGREEMENT

Marguerite D. Egbers, formerly known as Marguerite D. Vangasken, Trustee of the Van Gasken Family Trust, hereafter referred to as the grantor, is the owner of Skagit County tax parcel P-67200 within ASSESSOR'S PLAT OF LEADBETTER'S SINCLAIR TRACTS, a portion of government lot 6, section 9, TWP.36N. R1 E W.M. records of Skagit County, Washington.

Grantor hereby agrees to convey separate easements, Easement "A" and Easement "B" as shown on attached "Exhibit A", across tax parcel P-67200 to Ralph L. and Lori A. Gregory, hereafter referred to as Grantee, for purposes of installing and maintaining an underground domestic water line and electrical conduit.

Easement "A", as shown on attached "EXHIBIT A" and described as follows; Commencing at the TRUE POINT OF BEGINNING, located at the Northwest Property Corner of tax parcel P-67183, Thence South 89°28' 30" West a distance of 20 feet; Thence South 00°08' 10" East a distance of 10 feet; Thence North 89°28' 30" East a distance of 20 feet; Thence North 00°08' 10" West a distance of 10 feet to the TRUE POINT OF BEGINNING located at the Northwest Property Corner of tax lot P-67183.

Easement "B", as shown on attached "EXHIBIT A" and described as follows; Commencing at the TRUE POINT OF BEGINNING, located at the Northwest Property Corner of tax parcel P-67182, Thence South 89°28' 30" West a distance of 10 feet; Thence North 00°08' 10" West a distance of 10 feet; Thence North 89°28' 30" East a distance of 120 feet; Thence South 00°08' 10" East a distance of 10 feet; Thence South 89°28' 30" West a distance of 10.00 feet to the Northeast property corner of tax lot P-67182; Thence South 89°28' 30" West a distance of 100 feet to the TRUE POINT OF BEGINNING located at the Northwest Property corner of tax parcel P-67182.

Grantees shall be responsible for proper installation of said water line and electrical conduit and shall restore the affected portion of tax parcel P-67200, as described above, to its original condition after the waterline and electrical conduit is installed.

This easement agreement shall run with the land and shall be binding on all parties hereto, their heirs, successors and assigns and all subsequent owners of the parcels referenced above.

Dated: 3/15, 2010

Grantor: Marguerite D. Egbers
Marguerite D. Egbers, Trustee of the Van Gasken Family TrustGrantee: Ralph L. Gregory Lori A. Gregory
Ralph L. Gregory Lori A. GregorySKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

MAR 25 2010

Amount Paid \$
Skagit Co. Treasurer
By AMM Deputy

STATE OF WASHINGTON

COUNTY OF Skagit

I certify that I know or have satisfactory evidence that Marguerite D. Egbers
 is the person who appeared before me, and said person
 acknowledged that she signed this instrument, on oath stated that she
 was authorized to execute the instrument and acknowledge it as
dissemination agreement of
Trustee of the Van Casken Family Trust to be
 the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

DATED: March 15 2010 Marshall Sullivan
 NOTARY

F. 3203 — Representative Capacity

My appointment expires OCT 15 2011

STATE OF WASHINGTON

COUNTY OF King

I certify that I know or have satisfactory evidence that Ralph L. Gregory
Lori A. Gregory is the person who appeared before me, and said person
 acknowledged that they signed this instrument, on oath stated that they
 was authorized to execute the instrument and acknowledge it as

of
 to be
 the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

DATED: March 15 2010 Sherry L. Tove
 Notary Public

F. 3203 — Representative Capacity

My appointment expires 11-08-12

STATE OF WASHINGTON

COUNTY OF _____

I certify that I know or have satisfactory evidence that _____
 is the person who appeared before me, and said person
 acknowledged that _____ signed this instrument, on oath stated that _____
 was authorized to execute the instrument and acknowledge it as

of
 to be
 the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

DATED: _____ Title: _____

F. 3203 — Representative Capacity

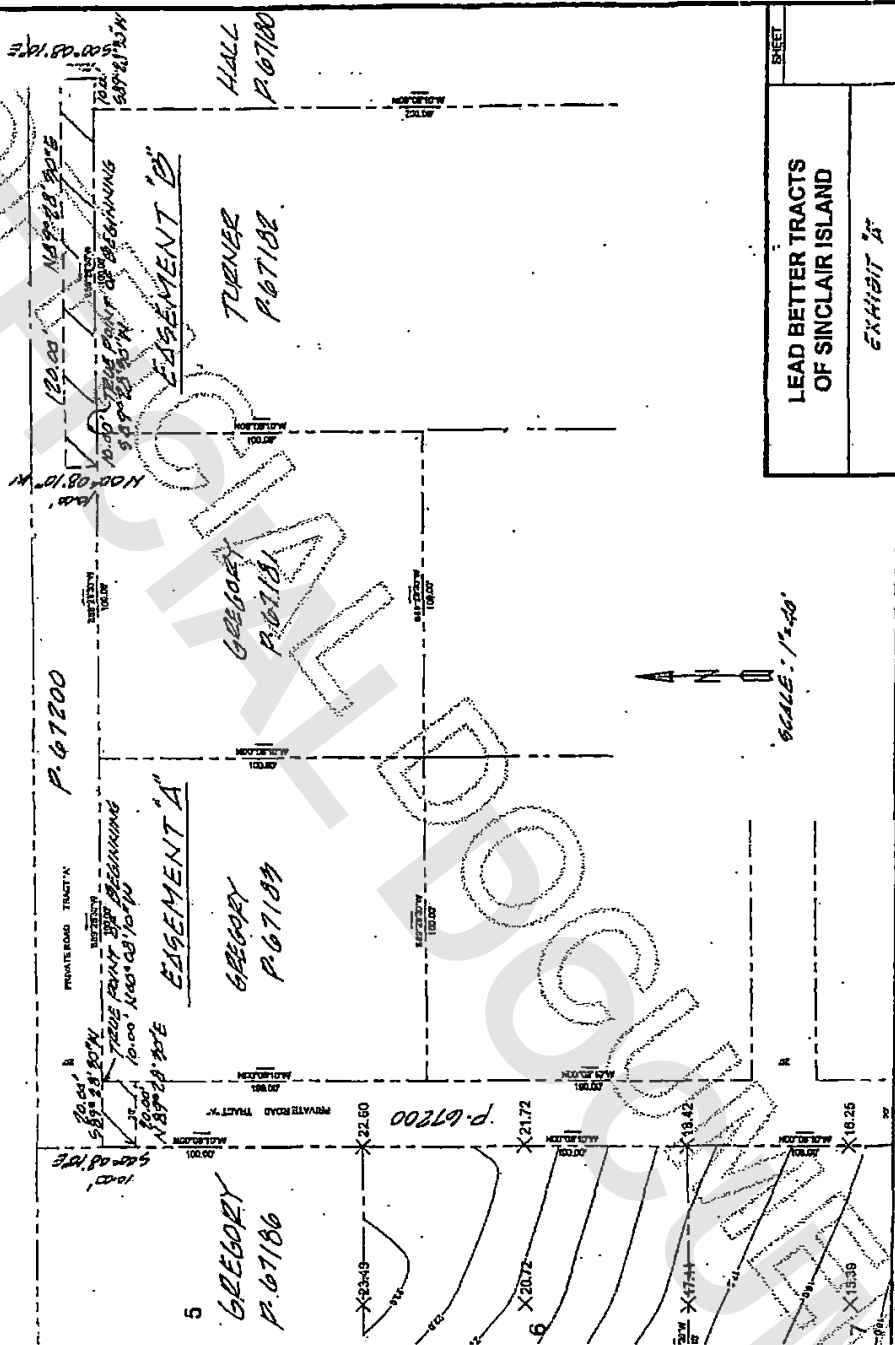
My appointment expires _____



201003250036
 Skagit County Auditor

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EXHIBIT "A"



LEAD BETTER TRACTS
OF SINCLAIR ISLAND

EXHIBIT "A"



201003250036

Skagit County Auditor

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3 11:10AM