

202412300021

12/30/2024 09:36 AM Pages: 1 of 3 Fees: \$305.50
Skagit County Auditor, WA

When recorded return to:

Edward D. McCormack, Laureen K. Jankowski, Daniel C. McCormack, and Eileen M. McCormack
3350 Northeast 178th Street
Lake Forest Park, WA 98155

214100-LT

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20243428
Dec 30 2024
Amount Paid \$6005.00
Skagit County Treasurer
By Lena Thompson Deputy

STATUTORY WARRANTY DEED

THE GRANTOR(S) **David H. McCormack, an unmarried person, and Guemes North Beach, LLC,**
a Washington Limited Liability Company

for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE**
CONSIDERATION

in hand paid, conveys and warrants to **Edward D. McCormack, whose spouse is Laureen K. Jankowski, as to an undivided 25% interest, and Laureen K. Jankowski, whose spouse is Edward D. McCormack, as to an undivided 25% interest, and Daniel C. McCormack, whose spouse is Eileen M. McCormack, as to an undivided 25% interest and Eileen M. McCormack, whose spouse is Daniel C. McCormack, as to an undivided 25% interest**

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

For Full Legal See Attached "Exhibit A"

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

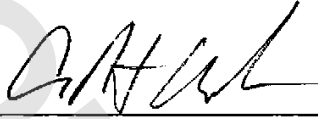
Ptn. Tract E, First Addn. To Alverson's Camping Tracts and Ptn. GL1 & NW ¼, Sec. 36-36-1
EWM

Tax Parcel Number(s): 3856-000-074-0109/P61775

Subject to all covenants, conditions, restrictions, reservations, agreements and easements of record including, but not limited to, those shown in Land Title Company's Preliminary Commitment No. 214100-LT.

Dated: December 19, 2024

(attached to Statutory Warranty Deed)



David H. McCormack

Guemes North Beach, LLC, a Washington Limited Liability Company

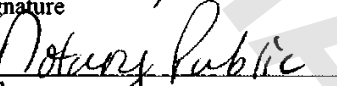
By: 

David H. McCormack, Sole Managing Member

STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on 23 day of December 2024 by David H. McCormack and David H. McCormack, Sole Managing Member of Guemes North Beach, LLC.


Signature


Title

My commission expires: 8/1/25

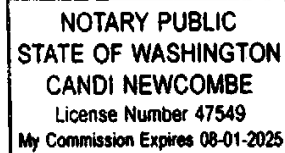


Exhibit A**Parcel "A":**

That portion of Government Lot 1 and of the Northwest 1/4 of the Northwest 1/4 of Section 36, Township 36 North, Range 1 East, W.M. described as follows:

Begin at a point on the Southwesterly line of Tract "E" of "FIRST ADDITION TO ALVERSON'S CAMPING TRACTS" as per plat recorded in Volume 4 of Plats, Page 40, records of Skagit County, Washington which bears North 51°53' West 100 feet from the Southeasterly corner thereof; thence South 38°07' West to a point of intersection of the North and South one-sixteenth line through said Northwest 1/4; thence North along said one-sixteenth line to a point where the Southwesterly boundary line of Tract "D" of said plat intersects said one-sixteenth line; thence Southeasterly along the Southwesterly boundary line, its extension and the Southwesterly boundary line of said Tract "E" to the Point of Beginning: EXCEPT that portion thereof lying Northwesterly of the Southwesterly extension of the boundary between Lots 17 and 18 of said Plat.

Situate in the County of Skagit, State of Washington.

Parcel "B":

The Northwesterly 1/2 of Tract "E" of "FIRST ADDITION TO ALVERSON'S CAMPING TRACTS" as per plat recorded in Volume 4 of Plats, Page 40 records of Skagit County, Washington; EXCEPT any portion thereof lying within the boundaries of existing road rights-of-way.

Situate in the County of Skagit, State of Washington.

Parcel "C":

That portion of the Northwest 1/4 of the Northwest 1/4 of Section 36. Township 36 North, Range 1 East, W.M. described as follows:

Begin at the Northwest corner of said subdivision; thence North 89°45'30" East along the North line of said Section, a distance of 900.00 feet; thence South 0°14'30" East, a distance of 681.80 feet to the Southeast corner of that certain tract of land conveyed to Charles P. Stapp by Warranty Deed recorded as Auditor's File No. 8307010032 being the True Point of Beginning; thence North 89°45'30" East along the South line of said Stapp property, a distance of 425.80 feet to the East line of said subdivision; thence South 1°00'06" West along said East line, a distance of 205.5 feet; thence South 89°45'30" West, a distance of 421.34 feet to the intersection with a line bearing South 0°14'30" East from the True Point of Beginning; thence North 0°14'30" West, a distance of 205.45 feet, more or less, to the True Point of Beginning.

Situate in the County of Skagit, State of Washington.