

**When recorded return to:**

Ross M Mahon  
10601 NE 57th St.  
Kirkland, WA 98033

**SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX**

Affidavit No. 20250665

Mar 07 2025

Amount Paid \$17394.00  
Skagit County Treasurer  
By Lena Thompson Deputy

Filed for record at the request of:

**CHICAGO TITLE**

COMPANY OF WASHINGTON

425 Commercial Street  
Mount Vernon, WA 98273

Escrow No.: 245468851

Title No.: 620058188

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Irina Couch, Personal Representative of The Estate of William G. Dinsmoor per  
Island County Court Case No. 24-4-00067-15

for and in consideration of Ten And No/100 Dollars (\$10.00) and other good and valuable  
consideration

in hand paid, conveys and warrants to Ross M Mahon, an unmarried person

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.)

LTS 12, 13 AND W 1/2 LT 14, BLK 7, SIMILK BEACH PTN GOVT LT. 6, SEC 9-34-2E, W.M

Tax Parcel Number(s): P69289, 4001-007-014-0000

Subject to:

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

The property may be subject to the Skagit County Right-to-Manage Natural Resource Lands  
Disclosure, Skagit County Code Section 14.38, which states:

"This disclosure applies to parcels designated or within 1 mile of designated agricultural land or designated or within 1/4 mile of rural resource, forest or mineral resource lands of long-term commercial significance in Skagit County. A variety of Natural Resource Land commercial activities occur or may occur in the area that may not be compatible with non-resource uses and may be inconvenient or cause discomfort to area residents. This may arise from the use of chemicals; or from spraying, pruning, harvesting or mineral extraction with associated activities, which occasionally generates traffic, dust, smoke, noise, and odor. Skagit County has established natural resource management operations as a priority use on designated Natural Resource Lands, and area residents should be prepared to accept such incompatibilities, inconveniences or discomfort from normal, necessary Natural Resource Land operations when performed in compliance with Best Management Practices and local, State, and Federal law.

In the case of mineral lands, application might be made for mining-related activities including extraction, washing, crushing, stockpiling, blasting, transporting and recycling of minerals. If you are adjacent to designated NR Lands, you will have setback requirements from designated NR Lands."

## STATUTORY WARRANTY DEED

(continued)

Dated: 3.4.25

The Estate of William G. Dinsmoor

BY: IR, Personal Representative  
Irina Couch, Personal RepresentativeState of OREGONCounty of CLATSOPThis record was acknowledged before me on MARCH 4TH, 2025 by Irina Couch as  
Personal Representative of The Estate of William G. Dinsmoor.

(Signature of notary public)

Notary Public in and for the State of OREGONMy appointment expires: 5-28-28

**EXHIBIT "A"**

## Legal Description

For APN/Parcel ID(s): P69289 / 4001-007-014-0000

LOTS 12, 13 AND WEST 1/2 LOT 14, BLOCK 7, SIMILK BEACH, RECORDED IN VOLUME 4 OF PLATS, PAGE 51, RECORDS OF SKAGIT COUNTY, WASHINGTON. TOGETHER WITH SOUTH 1/2 OF JIGGER STREET BEING A PORTION OF A STRIP OF LAND 30 FEET IN WIDTH LOCATED ALONG THE NORTH LINE OF BLOCK 7 AS SHOWN IN THE PLAT OF SIMILK BEACH, TO ADJACENT PROPERTY PER ORDER OF VACATION #17683 RECORDED UNDER AF#199912100127.

ALSO TOGETHER WITH THE WEST 90 FEET OF THE FOLLOWING DESCRIBED PROPERTY: THAT PORTION OF GOVERNMENT LOT 6 OF SECTION 9, TOWNSHIP 34 NORTH, RANGE 2 EAST, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 8, BLOCK 3, "SOUND VIEW ADDITION NO. 2 TO SIMILK BEACH", AS PER PLAT RECORDED IN VOLUME 5 OF PLATS, PAGE 5 RECORDS OF SKAGIT COUNTY, WASHINGTON;

THENCE EASTERLY ALONG THE EASTERLY EXTENSION OF SAID LOT 8, A DISTANCE OF 10.04 FEET TO THE NORTHEAST CORNER OF SAID PLAT, SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE CONTINUE EASTERLY ALONG SAID NORTHERLY EXTENSION TO THE WESTERLY LINE OF FAIRWAY DRIVE, SOMETIMES KNOWN AS SATTERLEE ROAD;

THENCE SOUTHWESTERLY ALONG SAID WESTERLY LINE TO THE EASTERLY MOST CORNER OF THOSE PREMISES CONVEYED TO JEFF SCHWABE, ET UX, BY DEED RECORDED NOVEMBER 14, 1985, UNDER AUDITOR'S FILE NO. 8511140049;

THENCE NORTH 45 DEGREES 00' 00" WEST ALONG THE NORTHEASTERLY LINE OF SAID SCHWABE TRACT, A DISTANCE OF 120.00 FEET TO THE NORTHERLY CORNER OF SAID SCHWABE TRACT; THENCE SOUTH 78 DEGREES 06' 10" WEST ALONG THE NORTHERLY LINE OF SCHWABE TRACT, A DISTANCE OF 271.35 FEET TO THE NORTHEAST CORNER OF LOT 15, BLOCK 7, "SIMILK BEACH, AS PER PLAT RECORDED IN VOLUME 4 OF PLATS, PAGE 51;

THENCE NORTHERLY ALONG THE EAST LINE OF JIGGER STREET AS SHOWN ON SAID PLAT, TO THE NORTH LINE OF SAID STREET; THENCE WESTERLY ALONG SAID NORTH LINE TO A POINT OF THE EASTERLY LINE OF "SOUND VIEW ADDITION NO. 2 TO SIMILK BEACH", SAID POINT BEING 10.04 FEET EAST OF THE SOUTHEAST CORNER OF LOT 8, BLOCK 4 OF SAID PLAT; THENCE NORTH ALONG THE EAST LINE OF SAID PLAT TO THE TRUE POINT OF BEGINNING. TOGETHER WITH THE NORTH 1/2 OF VACATED JIGGER STREET WHICH WOULD ATTACH TO SAID PREMISES BY OPERATION OF LAW. 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 Similk Beach:  
  
Recording No: 207637
2. TRD1000 Maintenance Agreement Contract and the terms and conditions thereof:  
  
Recording Date: November 30, 2005  
Recording No.: 200511300019
3. Skagit County Planning & Development Services Plat Lot of record Certification and the terms and conditions thereof:  
  
Recording Date: March 7, 2006  
Recording No.: 200603070002
4. 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 Survey:  
  
Recording No: 201907240019
5. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
  
Granted to: Puget Sound Energy, Inc., a Washington corporation  
Purpose: Utility  
Recording Date: June 16, 2023  
Recording No.: 202306160015  
Affects: said premises
6. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.