

When recorded return to:

Simon Shapiro and Laura Shapiro
11517 Coronado Dr
Anacortes, WA 98221

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20251551

May 21 2025

Amount Paid \$16860.00
Skagit County Treasurer
By Lena Thompson Deputy

Filed for record at the request of:

Chicago Title

245470911 / 620058994



CHICAGO TITLE
COMPANY OF WASHINGTON

32650 State Route 20, Ste. E 202
Oak Harbor, WA 98277

Escrow No.: 245470911
CT-620058994

STATUTORY WARRANTY DEED

THE GRANTOR(S) Colleen Hesselgrave, Successor Trustee of The Frances L. Petersen Survivor's Trust, u/t/d March 8,

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 Simon Shapiro and Laura Shapiro, a married couple

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.)

LT 4, PLAT OF THE POINTE DIV. NO. 2, Ptn. Lot 4 Short Plat No. 91-049 and Ptn. Lot 4 Short Plat 19-85

Tax Parcel Number(s): P83433, P130225, P32584, 4497-000-004-0008, 350135-2-001-1801, 350135-2-001-1000

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: 5-15-25

The Frances L. Petersen Survivor's Trust, u/t/d March 8,

BY: Colleen Hesselgrave
Colleen Hesselgrave, Successor TrusteeState of WACounty of IslandThis record was acknowledged before me on May 15, 2025 by Colleen Hesselgrave
as Successor Trustee of The Frances L. Petersen Survivor's Trust, u/t/d March 8.

(Signature of notary public)

Notary Public in and for the State of WAMy appointment expires: 07-28-2027

EXHIBIT "A"
Legal Description

PARCEL A:

LOT 4, PLAT OF THE POINTE DIV. NO. 2, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 14 OF PLATS, PAGE 50, RECORDS OF SKAGIT COUNTY, WASHINGTON. SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

PARCEL B:

PORTION OF LOT 4, SHORT PLATS 91-049 AS RECORDED IN VOLUME 10 OF SHORT PLATS, PAGE 199, RECORDS OF SKAGIT COUNTY, WASHINGTON, IN THE SOUTH WEST QUARTER OF SECTION 35, TOWNSHIP 35 NORTH, RANGE EAST, W.M. MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE MOST NORTHERLY CORNER OF LOT 4, PLAT OF THE POINTE DIVISION NUMBER 2 AS RECORDED IN VOLUME 14 OF PLATS, PAGES 50 TO 52 RECORDS OF SKAGIT COUNTY, WASHINGTON; THENCE SOUTH 62-23-39 EAST A DISTANCE OF 141.00 FEET ALONG THE NORTH LINE OF SAID LOT 4 AND SAID LINE EXTENDED; THENCE SOUTH 28-29-02 EAST A DISTANCE OF 27.93 FEET; THENCE NORTH 01-28-54 EAST A DISTANCE OF 61.97 FEET; THENCE NORTH 66-31-37 WEST A DISTANCE OF 149.68 FEET TO THE EASTERLY LINE OF CORONADO DRIVE; THENCE SOUTH 04-58-33 WEST A DISTANCE OF 10.00 FEET ALONG SAID EAST LINE; THENCE ALONG A CURVE TO THE RIGHT ON SAID EAST LINE HAVING A RADIUS OF 265.00 FEET, A LENGTH OF 21.87 FEET, AND A CENTRAL ANGLE OF 04-43-30 TO THE POINT OF BEGINNING.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

PARCEL C:

THAT PORTION OF LOT 4 OF SHORT PLAT NO. 19-85 AS APPROVED JUNE 7, 1985, AS RECORDED IN VOLUME 7 OF SHORT PLATS, PAGES 24 AND 25, UNDER AUDITOR'S FILE NO. 8506100021, , SECTION 35, TOWNSHIP 35 NORTH, RANGE 1 EAST, W.M., RECORDS OF SKAGIT COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF LOT 4, PLAT OF THE POINTE DIV. NO. 2, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 14 OF PLATS, PAGES 50 AND 51, RECORDS OF SKAGIT COUNTY, WASHINGTON; THENCE SOUTH 62-23-30 EAST A DISTANCE OF 26.00 FEET TO THE NORTHEAST CORNER OF THAT CERTAIN TRACT CONVEYED TO JAMES R. SOLTZ BY DEED RECORDED UNDER AUDITOR'S FILE NO. 9007240067; THENCE SOUTH 28-29-02 EAST FOR 27.93 FEET; THENCE SOUTH 2-28-54 WEST FOR 114.09 FEET TO AN INTERSECTION WITH THE NORTHEASTERLY LINE OF PARCEL B AS SET FORTH IN DEED TO JACK BOLLERUD AND E. DOROTHY BOLLERUD RECORDED UNDER AUDITOR'S FILE NO. 8803280055; THENCE NORTH 65-03-06 WEST ALONG THE NORTH LINE OF SAID BOLLERUD TRACT, A DISTANCE OF 62.22 FEET TO THE SOUTHEAST CORNER OF LOT 4, PLAT OF THE POINTE DIV. NO. 2, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 14 OF PLATS, PAGE 50, RECORDS OF SKAGIT COUNTY, WASHINGTON; THENCE NORTH 11-21-52 EAST ALONG THE EAST LINE THEREOF 126.83 FEET TO THE POINT OF BEGINNING.

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 Plat of The Pointe Div. No. 2:

Recording No: 8806270037

2. 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

Supplement thereto:

Recording Date: September 12, 1990

Recording No.: 9009120079

3. 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 Homeowner's Association

Recording Date: December 19, 1989

Recording No.: 8912190053

4. Agreement and the terms and conditions thereof:

Executed by: San Juan Fidalgo Properties, Inc., a Washington corporation, et al. and Del Mar Community

Services, Inc., a Washington corporation

Recording Date: April 13, 1990

Recording No.: 9004130116

Amended thereto:

Recording Date: June 28, 1991

Recording No.: 9106280127

5. Agreement 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: June 9, 1963

Recording No.: 630694

Providing: Among other matters, the development of the water system and other facilities and issuance of certificates of membership

6. Agreement and the terms and conditions thereof:

Executed by: Jim D. Bashor and Kimberly Bashor, et al and Del Mar Community Services

Recording Date: August 16, 1990

Recording No.: 9008160001

Providing: Relinquishment of Del Mar Water Services

EXHIBIT "B"

Exceptions

7. 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 31, 2007

Recording No.: 200712310123

8. Easement for Emergency Vehicle Access and the terms and conditions thereof:

Recording Date: December 19, 2002

Recording No.: 200212190153

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

Granted to: Puget Sound Power & Light Company

Purpose: Underground electric transmission and/or distribution system

Recording Date: May 22, 1989

Recording No.: 8905220018

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

Granted to: Cascade Natural Gas Corp.

Purpose: Pipelines

Recording Date: February 16, 1990

Recording No.: 9002160070

11. 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 Short Plat No. 19-85:

Recording No: 8506100021

Amended by Recording No. 8605020002

12. Agreement that may include assessments and or charges an liability to further charges , including the terms,covenants and provisions thereof

Recording Date: January 9, 1963

Recording No.: 630694

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

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