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06/05/2025 10:53 AM Pages: 1 of 4 Fees: \$306.50
Skagit County Auditor, WA

202507160012

07/16/2025 09:17 AM Pages: 1 of 5 Fees: \$307.50
Skagit County Auditor, WA

When recorded return to:

Richard Alan McCabe, Jr. and Jodi Lee McCabe
23631 Glenn Allen Place
Mount Vernon, WA 98274

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20251736

Jun 05 2025

Amount Paid \$23303.60

Skagit County Treasurer

By Lena Thompson Deputy

Real Estate Excise Tax

Exempt

Skagit County Treasurer

By Lena Thompson

Affidavit No. 20252220

Date 07/16/2025

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620058905

Re-Record to correct legal description

CHICAGO TITLE

420058905

STATUTORY WARRANTY DEED

THE GRANTOR(S) Cheryl Mansfield and Steve Trueman as the Sole Heirs and Devisees of Richard Trueman, deceased

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys and warrants to Richard Alan McCabe, Jr. and Jodi Lee McCabe, 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.)

PTN LTS 53 AND 54, BIG LAKE WATER FRONT TRACTS, SKAGIT COUNTY, WASHINGTON

Tax Parcel Number(s): P62045 / 3862-000-054-0105

Subject to:

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

STATUTORY WARRANTY DEED

(continued)

Dated: June 3rd
2025

The Heirs and Devisees of Richard Trueman, deceased

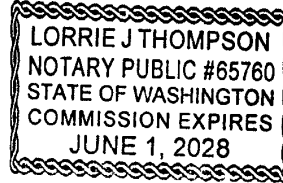
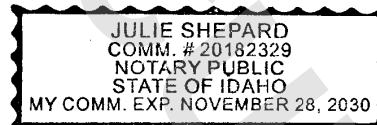
BY: Cheryl Mansfield
Cheryl MansfieldBY: Steve Trueman
Steve TruemanState of Washington
County of SKagitThis record was acknowledged before me on 6-3-2025 by
Cheryl Mansfieldas Sole Heirs of
Richard TruemanLorrie J Thompson
(Signature of notary public)
Notary Public in and for the State of Washington
My commission expires: 6-1-2028State of Idaho
County of KootenaiThis record was acknowledged before me on May 30, 2025 by
Steve Truemanas Sole Heir of
Richard TruemanJulie Shepard
(Signature of notary public)
Notary Public in and for the State of Idaho
My commission expires: 11/28/2030

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P62045 / 3862-000-054-0105

PARCEL A:

PORTION OF LOTS 53 AND 54, BIG LAKE WATER FRONT TRACTS, SKAGIT COUNTY, WASHINGTON, AS PER PLAT RECORDED IN VOLUME 4 OF PLATS, PAGE 12, RECORDS OF SKAGIT COUNTY, WASHINGTON.

BEGINNING AT THE INTERSECTION OF THE SOUTHEASTERLY LINE OF LOT 54 OF SAID PLAT OF BIG LAKE WATERFRONT TRACTS, PRODUCED SOUTHWESTERLY AND THE NORTHEASTERLY LINE OF THE COUNTY ROAD KNOWN AS H.C. PETERS ROAD; THENCE NORTH 26°22' EAST ALONG THE SOUTHEASTERLY LINE OF SAID LOT 54, A DISTANCE OF 219.22 FEET; THENCE NORTH 63°38' WEST A DISTANCE OF 48.81 FEET TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE NORTH 63°38' WEST A DISTANCE OF 48.81 FEET; THENCE NORTH 26°22' EAST A DISTANCE OF 220 FEET, MORE OR LESS, TO THE SHORE OF BIG LAKE; THENCE SOUTHEASTERLY ALONG SHORE OF BIG LAKE TO A POINT THAT BEARS NORTH 26°22' EAST FROM THE TRUE POINT OF BEGINNING; THENCE SOUTH 26°22' WEST A DISTANCE OF 215 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

PARCEL B:

AN EASEMENT FOR INGRESS, EGRESS AND UTILITIES AND COMMUNITY ACCESS AS ESTABLISHED BY INSTRUMENT RECORDED UNDER AUDITOR'S FILE NO. 653573, RECORDS OF SKAGIT COUNTY, WASHINGTON;

EXCEPT THAT PORTION OF SAID EASEMENT WHICH LIES WITHIN THE ABOVE-DESCRIBED MAIN TRACT.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

See attached

LEGAL DESCRIPTION

Order No.: 620058905

For APN/Parcel ID(s): **P62045 / 3862-000-054-0105**

PARCEL A:

PORTION OF LOTS 53 AND 54, BIG LAKE WATER FRONT TRACTS, SKAGIT COUNTY, WASHINGTON, AS PER PLAT RECORDED IN VOLUME 4 OF PLATS, PAGE 12, RECORDS OF SKAGIT COUNTY, WASHINGTON.

BEGINNING AT THE INTERSECTION OF THE SOUTHEASTERLY LINE OF LOT 54 OF SAID PLAT OF BIG LAKE WATERFRONT TRACTS, PRODUCED SOUTHWESTERLY AND THE NORTHEASTERLY LINE OF THE COUNTY ROAD KNOWN AS H.C. PETERS ROAD; THENCE NORTH 26°22' EAST ALONG THE SOUTHEASTERLY LINE OF SAID LOT 54, A DISTANCE OF 219.22 FEET TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE NORTH 63°38' WEST A DISTANCE OF 48.81 FEET; THENCE NORTH 26°22' EAST A DISTANCE OF 220 FEET, MORE OR LESS, TO THE SHORE OF BIG LAKE; THENCE SOUTHEASTERLY ALONG SHORE OF BIG LAKE TO A POINT THAT BEARS NORTH 26°22' EAST FROM THE TRUE POINT OF BEGINNING; THENCE SOUTH 26°22' WEST A DISTANCE OF 215 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING.

TOGETHER WITH 15 FOOT STRIP IN LOT 55 DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH LINE OF SAID TRACT 55, WHICH IS NORTH 26 DEGREES 22' EAST, A DISTANCE OF 235.22 FEET FROM THE NORTHWEST CORNER THEREOF;

THENCE SOUTH 63 DEGREES 38' EAST A DISTANCE OF 15 FEET; THENCE NORTH 26 DEGREES 22' EAST PARALLEL WITH THE NORTH LINE OF SAID TRACT 55 TO THE LINE OF ORDINARY HIGH WATER OF BIG LAKE; THENCE NORTHERLY ALONG SAID LINE TO THE NORTHWESTERLY LINE OF SAID TRACT 55; THENCE SOUTH 26 DEGREES 22' WEST ALONG SAID NORTHWESTERLY LINE TO THE POINT OF BEGINNING.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

PARCEL B:

AN EASEMENT FOR INGRESS, EGRESS AND UTILITIES AND COMMUNITY ACCESS AS ESTABLISHED BY INSTRUMENT RECORDED UNDER AUDITOR'S FILE NO. 653573, RECORDS OF SKAGIT COUNTY, WASHINGTON;

EXCEPT THAT PORTION OF SAID EASEMENT WHICH LIES WITHIN THE ABOVE-DESCRIBED MAIN TRACT.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

Initial
CM

Initial
ST

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 Big Lake Water Front Tracts:

Recording No: 95061
2. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Adjacent property owners
Purpose: ingress and egress and utilities and community access
Recording Date: July 22, 1964
Recording No.: 653573
3. As to any portion of said land now, formerly or in the future covered by water: Questions or adverse claims related to (1) lateral boundaries of any tidelands or shorelands; (2) shifting in course, boundary or location of the body of water; (3) rights of the State of Washington if the body of water is or was navigable; and (4) public regulatory and recreational rights (including powers of the USA) or private riparian rights which limit or prohibit use of the land or water.
4. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Skagit County Sewer District No. 2, a municipal corporation
Recording No.: 895614
5. No building shall be constructed on the premises herein described without full approval of all government agencies as disclosed by numerous documents of record, including the terms, covenants and provisions thereof including Vesting Deed under Recording No. 80007080039
6. City, county or local improvement district assessments, if any.