

When recorded return to:
Irene J. Graham and Andrew V. Palunas
4108 San Juan Blvd
Anacortes, WA 98221

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20252716
Aug 22 2025
Amount Paid \$33933.50
Skagit County Treasurer
By Kaylee Oudman Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

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

Title No.: 620059446
Escrow No.: 245473120

STATUTORY WARRANTY DEED

THE GRANTOR(S) Dale A. Hirzel, Trustee of The Dale A. and Patricia E. Hirzel 2004 Trust, dated July 6, 2004

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 Irene J. Graham and Andrew V. Palunas, 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 26, THE POINTE DIV. 3

Tax Parcel Number(s): P95593, 4545-000-026-0005

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: 8-20-2025

The Dale A. and Patricia E. Hirzel 2004 Trust

BY: *Dale A. Hirzel*
Dale A. Hirzel, Trustee

State of WA

County of Skagit

This record was acknowledged before me on 8/20/2025 by Dale A. Hirzel as
Trustee of The Dale A. and Patricia E. Hirzel 2004 Trust.

Kayla Skinner
(Signature of notary public)
Notary Public in and for the State of WA
My appointment expires: _____

KAYLA SKINNER
NOTARY PUBLIC 159571
MY APPOINTMENT EXPIRES: 7-21-29



EXHIBIT "A"
Legal Description

LOT 26, THE POINTE DIV. 3, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 14 OF PLATS, PAGES 151 THROUGH 153, RECORDS OF SKAGIT COUNTY, WASHINGTON.

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. 3:

Recording No: 9011050014

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

Modification(s) of said covenants, conditions and restrictions

Recording Date: September 12, 1990
Recording No.: 9009120079

3. Terms and Provisions of Contract:

By: O.B. McCorkle and Esther M. McCorkle, husband and wife
And Between: Del Mar Community Services, Inc., a Washington Corporation
Dated July 19, 1962
Recorded: January 9, 1963
Recording No.: 630694
Providing: Among other matters, for the development of the water system and other facilities and issuance of certificates of membership

4. Agreement and the terms and conditions thereof:

Executed by: San Juan Fidalgo Properties, Inc., a Washington Corporation and San Juan Fidalgo Holding Co., Inc., a Washington corporation; Racho San Juan, Inc., a Washington corporation; San Juan Fidalgo Development Co., Inc., a Washington Corporation Non-Profit Corporation
Recording Date: April 13, 1990
Recording No.: 9004130116

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

Granted to: Adjoining property owned by the Grantors herein
Purpose: Access
Recording Date: April 24, 1990
Recording No.: 9004240050

6. Restated Bylaws of Pointe One Homeowners Association and the terms and conditions thereof:
Recording Date: March 6, 2002
Recording No.: 200203060143

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