

When recorded return to:

Andrew John Rump and Danielle Lynne Rump
2420 Puget Way
Anacortes, WA 98221

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20252757

Aug 26 2025

Amount Paid \$44892.50
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

Chicago Title
245472775

Title No.: 620059706
Escrow No.: 245472775

STATUTORY WARRANTY DEED

THE GRANTOR(S) Randolph H. Barrett and Jennifer L. Barrett, also appearing of record as Jennifer Wingett, husband and wife

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 Andrew John Rump and Danielle Lynne Rump, 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 GOV LT 2 & 3, SEC 21-35-1E, W.M. AND PTN TRACT 3, PLATE NO. 5 OF ANACORTES TIDELANDS IN SEC 21-35-1E, W.M.

Tax Parcel Number(s): P31554, P31559, 350121-0-011-0000, 350121-0-016-0005

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: 08/20/2025

Randolph H Barrett
Randolph H Barrett

Jennifer Barrett
Jennifer Barrett



State of WA

County of Snohomish

This record was acknowledged before me on 08/20/2025 by Randolph H Barrett and Jennifer Barrett.

[Signature]

(Signature of notary public)

Notary Public in and for the State of WA

My commission expires: 05/18/2029

EXHIBIT "A"
Legal Description

PARCEL "A":

THAT PORTION OF THE SOUTH 15-1/2 ACRES OF GOVERNMENT LOT 2 IN SECTION 21, TOWNSHIP 35 NORTH, RANGE 1 EAST, W.M., DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHWEST CORNER OF THE SOUTHWEST OF THE SOUTHEAST OF SAID SECTION, WHICH POINT BEARS NORTH 0 DEGREES 46'00" EAST A DISTANCE OF 1,339.81 FEET FROM THE SOUTH 1/2 CORNER OF SAID SECTION; THENCE SOUTH 89 DEGREES 41'05" WEST ALONG THE SOUTH LINE OF SAID GOVERNMENT LOT 2 A DISTANCE OF 3.55 FEET TO A POINT ON THE WEST LINE OF THE PLAT OF "WOODS ADDITION TO ANACORTES, WASHINGTON" AS PER PLAT RECORDED IN VOLUME 4 OF PLATS, PAGE 35, RECORDS OF SKAGIT COUNTY, WASHINGTON, AT WHICH POINT BEARS SOUTH 0 DEGREES 36'55" WEST A DISTANCE OF 13.75 FEET FROM THE NORTHWEST CORNER OF SAID PLAT AND WHICH POINT IS THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUING SOUTH 89 DEGREES 41'05" WEST ALONG THE SOUTH LINE OF SAID GOVERNMENT LOT 2, A DISTANCE OF 98.13 FEET TO A POINT ON THE LINE OF MEAN HIGH TIDE AS SHOWN ON "PLATE 5, TIDE AND SHORE LANDS OF SECTION 21, TOWNSHIP 35 NORTH, RANGE 1 EAST, W.M., ANACORTES, HARBOR" ACCORDING TO THE OFFICIAL MAP THEREOF ON FILE IN THE OFFICE OF THE BOARD OF STATE LAND COMMISSIONERS AT OLYMPIA, WASHINGTON; THENCE NORTH 35 DEGREES 14'00" WEST ALONG SAID LINE OF MEAN HIGH TIDE, A DISTANCE OF 111.46 FEET; THENCE NORTH 29 DEGREES 59'00" EAST ALONG SAID LINE OF MEAN HIGH TIDE A DISTANCE OF 9.96 FEET; THENCE NORTH 89 DEGREES 41'05" EAST PARALLEL WITH THE SOUTH LINE OF SAID GOVERNMENT LOT 2, A DISTANCE OF 216.19 FEET; THENCE SOUTH 18 DEGREES 16'55" WEST A DISTANCE OF 91.14 FEET; THENCE SOUTH 89 DEGREES 56'55" WEST A DISTANCE OF 30.00 FEET TO THE NORTHWEST CORNER OF "WOODS ADDITION TO ANACORTES, WASHINGTON", AS PER PLAT RECORDED IN VOLUME 4 OF PLATS, PAGE 35, RECORDS OF SKAGIT COUNTY, WASHINGTON; THENCE SOUTH 0 DEGREES 36'55" WEST A DISTANCE OF 13.75 FEET TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION.

PARCEL "B":

THAT PORTION OF GOVERNMENT LOT 2 AND GOVERNMENT LOT 3 OF SECTION 21, TOWNSHIP 35 NORTH, RANGE 1 EAST, W.M., DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHWEST CORNER OF SAID GOVERNMENT LOT 2 WHICH POINT BEARS NORTH 0 DEGREES 45'59" EAST A DISTANCE OF 1,339.98 FEET (NORTH 0 DEGREES 46'00" EAST A DISTANCE OF 1,339.81 FEET BY DEED) FROM THE SOUTH 1/4 CORNER OF SAID SECTION 21; THENCE SOUTH 89 DEGREES 40'16" WEST (SOUTH 89 DEGREES 41'05" WEST BY DEED) ALONG THE PROJECTED SOUTH LINE OF SAID GOVERNMENT LOT 2 A DISTANCE OF 3.55 FEET TO A POINT ON THE WEST LINE OF "WOODS ADDITION TO ANACORTES, WASHINGTON", AS PER PLAT RECORDED IN VOLUME 4 OF PLATS, PAGE 35, RECORDS OF SKAGIT COUNTY, WASHINGTON; THENCE NORTH 0 DEGREES 36'55" EAST ALONG THE WEST LINE OF SAID PLAT, A DISTANCE OF 13.75 FEET TO THE NORTHWEST CORNER THEREOF; THENCE NORTH 89 DEGREES 56'55" EAST A DISTANCE OF 30.00 FEET; THENCE NORTH 18 DEGREES 16'55" EAST A DISTANCE OF 91.17 FEET (91.14 FEET BY DEED); THENCE SOUTH 89 DEGREES 40'16" WEST (SOUTH 89 DEGREES 41'05" WEST BY DEED) PARALLEL WITH THE SOUTH LINE OF SAID GOVERNMENT LOT 2 A DISTANCE OF 31.66 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING SOUTH 89 DEGREES 40'16" WEST A DISTANCE OF 159.35 FEET; THENCE NORTH 33 DEGREES 59'14" EAST A DISTANCE OF 45.85 FEET; THENCE SOUTH 72 DEGREES 59'14" EAST A DISTANCE OF 90.43 FEET; THENCE SOUTH 1 DEGREES 00'37" WEST A DISTANCE OF 10.94 FEET; THENCE NORTH 89 DEGREES 40'16" EAST A DISTANCE OF 10.38 FEET; THENCE NORTH 46 DEGREES 58'38" EAST A DISTANCE OF 36.34 FEET, THENCE SOUTH 23 DEGREES 08'27" EAST A DISTANCE OF 26.71 FEET TO THE TRUE POINT OF BEGINNING.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

PARCEL "C":

THAT PORTION OF TRACT 3, PLATE NO. 5 OF ANACORTES TIDE LANDS IN SECTION 21, TOWNSHIP 35 NORTH, RANGE 1 EAST, W.M. ACCORDING TO THE OFFICIAL MAP THEREOF ON FILE IN THE OFFICE OF THE COMMISSIONER OF PUBLIC LANDS, OLYMPIA, WASHINGTON, DESCRIBED AS FOLLOWS:
BEGINNING AT THE POINT OF INTERSECTION OF THE SOUTH LINE OF GOVERNMENT LOT 2 OF SAID SECTION, WITH THE LINE OF MEAN HIGH TIDE, AS SHOWN ON SAID PLATE 5, WHICH POINT BEARS SOUTH 89 DEGREES

EXHIBIT "A"Legal Description
(continued)

41'05" WEST A DISTANCE OF 101.68 FEET FROM THE NORTHWEST CORNER OF THE SOUTHWEST OF THE SOUTHEAST ¼ OF SAID SECTION; THENCE SOUTH 89 DEGREES 41'05" WEST ALONG THE SOUTH LINE OF SAID GOVERNMENT LOT 2 EXTENDED WESTERLY A DISTANCE OF 125.02 FEET TO A POINT ON THE INNER HARBOR LINE, AS SHOWN ON SAID PLATE 5; THENCE NORTH 21 DEGREES 20'30" EAST ALONG SAID INNER HARBOR LINE, A DISTANCE OF 107.60 FEET, THENCE NORTH 89 DEGREES 41'05" EAST PARALLEL WITH THE SOUTHLINE OF SAID GOVERNMENT LOT 2 A DISTANCE OF 26.53 FEET TO A POINT ON SAID LINE OF MEAN HIGH TIDE; THENCE SOUTH 29 DEGREES 59'00" WEST ALONG SAID LINE OF MEAN HIGH TIDE, A DISTANCE OF 9.96 FEET; THENCE SOUTH 35 DEGREES 14'00" EAST ALONG SAID LINE OF MEAN HIGH TIDE A DISTANCE OF 111.46 FEET TO THE TRUE POINT OF BEGINNING.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"
Special Exceptions

1. Exceptions and reservations contained in Deed whereby the Grantor excepts and reserves all oils, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working mines, etc., provided that no rights shall be exercised until provision has been made for full payment of all damages sustained by reason of such entry;
Together With the right, upon paying reasonable compensation, to acquire rights of way for transporting and moving products from other lands, contained in Deed
From: The State of Washington
2. Easement, including the terms and conditions thereof, disclosed by instrument(s);
Recorded: March 27, 1964
Recording No.: 648412, records of Skagit County, Washington
In favor of: F.E. Foss, et al
For: Roadway and utility
3. Easement, including the terms and conditions thereof, disclosed by instrument(s);
Recorded: January 28, 1969
Recording No.: 722843, records of Skagit County, Washington
In favor of: Norris M. Estvold, et al
For: Ingress, egress and utilities
4. Right of State of Washington or any grantee or lessee thereof, upon paying reasonable compensation, to acquire right-of-way for private railroads, skid roads, flumes, canals, water courses or other easements for transporting and moving timber, stone, minerals or other products from other lands.
5. Easement, including the terms and conditions thereof, disclosed by instrument(s);
Recorded: September 13, 1991
Recording No.: 9109130047, records of Skagit County, Washington
In favor of: W.D. Suryan and Anne Suryan, husband and wife
For: Public pedestrian traffic
6. Easement, including the terms and conditions thereof, disclosed by instrument(s);
Recorded: February 23, 2000
Recording No.: 200002230070, records of Skagit County, Washington
In favor of: The Estate of William D. and Anne M. Suryan
For: Installation and maintenance of underground utilities
7. Agreement, including the terms and conditions thereof, entered into;
By: City of Anacortes
And Between: Sunset Cove Development L.L.C.
Recorded: July 30, 2001
Recording No.: 200107300219, records of Skagit County, Washington
Providing: Latecomers Agreement No. 2001-1
8. Terms, conditions, and restrictions of that instrument entitled Notice of Additional Tap and Connection Charges;
Recording No.: 200201310123, records of Skagit County, Washington
9. 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.