

When recorded return to:
Joel Almanza
12724 Marine Dr
Anacortes, WA 98221

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20253310
Oct 09 2025
Amount Paid \$13745.00
Skagit County Treasurer
By Lena Thompson 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.: 620058765
Escrow No.: 245473932

STATUTORY WARRANTY DEED

THE GRANTOR(S) Muthukaruppan Annamalai and Vaishnavi Sannidhanam, a married couple 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 Joel Almanza, 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.)

PTN GOVT LT 6, SEC 2-34-1E, W.M.

Tax Parcel Number(s): P19049, 340102-0-025-0008

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: 10/6/25

Muthukaruppan Annamalai
Muthukaruppan Annamalai

S. Vaishnavi
Vaishnavi Sannidhanam

State of WA
County of Cheng

This record was acknowledged before me on 10/06/25 by Muthukaruppan Annamalai and Vaishnavi Sannidhanam.

Tatyana N Ulyanchuk
(Signature of notary public)
Notary Public in and for the State of WA
My commission expires: 03/27/2027

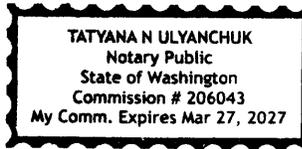


EXHIBIT "A"
Legal Description

Parcel A:

A tract of land in Government Lot 6, Section 2, Township 34 North, Range 1 East, Willamette Meridian, described as follows:

Beginning at the intersection of the South line of Lot 1, Plat of "Rancho San Juan Del Mar, Subdivision No. 2", as per Plat recorded in Volume 5 of Plats, Page 30, records of Skagit County, Washington, with the Westerly line of marine drive as conveyed to Skagit County by deed recorded April 18, 1972 under Auditor's File No. 767095; thence Southerly along the West line of said county road known as Marine Drive, a distance of 100 feet to the true point of beginning of this description; thence continuing Southerly along the West line of said county road known as Marine drive a distance of 125 feet; thence West parallel to the South line of Lot 1 of said Plat of "Rancho San Juan Del Mar, Subdivision No. 2", to the inner line of tract 3, Plat 1, Anacortes Tidelands; thence Northerly along said inner line of said Tract 3, Plat 1, to a point due West of the true point of beginning; thence East parallel to the South line of said Lot 1 to the true point of beginning.

TOGETHER WITH that portion of vacated old marine drive, which attached to said premises by operation of law.

Situate in Skagit County, Washington

Parcel B:

Beneficial rights contained in easements recorded June 15, 1976 and September 12, 1979 under Auditor's File No. 836865 and Auditor's file No. 7909120004, respectively.

Situate in Skagit County, Washington

EXHIBIT "B"
Exceptions

1. Any failure to comply with terms and conditions contained in the instrument creating the easement described as

Purpose: Installation, maintenance and use of a stairway and access thereto
Recording Date: June 15, 1976
Recording No.: 836865

Reference is hereby made to said document for full particulars.

2. Any failure to comply with terms and conditions contained in the instrument creating the easement described as

Purpose: Erecting and maintaining a staircase and using the same as a means of ingress and egress to the beach
Recording Date: September 12, 1979
Recording No.: 7909120004

Reference is hereby made to said document for full particulars.

3. Any irregularities, reservations, easements or other matters in the proceedings occasioning the abandonment or vacation of the street/road.

4. Reservations and recitals contained in the Deed as set forth below:

Grantor: Richard Berlin and Margaret Berlin
Dated: April 5, 1968
Recording Date: April 8, 1968
Recording No.: 712151

Said document provides for, among other things, the following:
Vendors reserve the right to grant easement for operation and repair of water line.

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

Granted to: Rancho San Juan Del Mar
Purpose: Water line
Recording Date: April 29, 1968
Recording No.: 713050
Affects: Portion of said premises

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

Granted to: Del Mar Community Service, Inc.
Purpose: Pipe or pipes, for the transportation of water
Recording Date: October 17, 1972
Recording No.: 775496
Affects: Portion of said premises

7. Appeal AP 99 0288, including the terms, covenants and provisions thereof;

Recording Date: June 1, 1999
Recording No.: 9906010189

8. Order on Remand to Hearing Examiner of Appeal AP 99 0288, including the terms, covenants and provisions thereof;

Recording Date: July 27, 2000
Recording No.: 200007270050

9. Order on Variance Permit Applications CV990429, VA99-0430, and SL01-0391, including the terms, covenants and provisions thereof;

Recording Date: February 26, 2002
Recording No.: 200202260085

EXHIBIT "B"
Exceptions

10. Order on Request for Reconsideration AP 02 0120, including the terms, covenants and provisions thereof;

Recording Date: March 29, 2002
Recording No.: 200203290011

11. Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey,

Recording Date: July 9, 2002
Recording No.: 200207090082
Matters shown: Shed

12. Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey,

Recording Date: August 6, 2002
Recording No.: 200208060070
Matters shown: Wood deck, conc walk, building cor, roof cor, fence

13. Settlement Agreement, including the terms, covenants and provisions thereof;

Recording Date: May 14, 2004
Recording No.: 200405140074

14. 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.