

When recorded return to:

Seals Rest LLC
10134 NE 63rd St
Kirkland, WA 98033

GNW 21-11241

STATUTORY WARRANTY DEED

THE GRANTOR(S) Weldon L. Leonardson and Pamela R. Leonardson, husband and wife,,

for and in consideration of **ten dollars and other valuable consideration**

in hand paid, conveys, and warrants to Seals Rest LLC, a Washington Limited Liability Company

the following described real estate, situated in the County Skagit, State of Washington:

FOR PROPERTY DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART
HEREOF.

Abbreviated legal description:

Lot J, RANCHO SAN JUAN DEL MAR NO. 5

This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey as described in Exhibit "B" attached hereto

Tax Parcel Number(s): P68360/3976-000-010-0002

Dated: May 27, 2021

Weldon L. Leonardson

Weldon L. Leonardson

Pamela R. Leonardson

Pamela R. Leonardson

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2021-2382

May 28 2021

Amount Paid \$47092.50
Skagit County Treasurer
By Josie L Bear Deputy

Statutory Warranty Deed
LPB 10-05

Order No.: 21-11241-KS

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STATE OF WASHINGTON
COUNTY OF SKAGIT

I certify that I know or have satisfactory evidence that Weldon L. Leonardson and Pamela R. Leonardson are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: 27 day of May, 2021

Kim Smith
Signature

Notary
Title

My appointment expires: 10-6-24



EXHIBIT A
LEGAL DESCRIPTION

Property Address: 3377 Biz Point Road, Anacortes, WA 98221

Tax Parcel Number(s):

Property Description:

Lot J, "RANCHO SAN JUAN DEL MAR, SUBDIVISION NO. 5", as per plat recorded in Volume 7 of Plats, Page 5, records of Skagit County, Washington;

TOGETHER WITH an easement for ingress and egress purposes over an existing driveway 15 feet in width being 7.5 feet on either side of the following described centerline:

Beginning at the Southwesterly corner of Lot I of "RANCHO SAN JUAN DEL MAR, SUBDIVISION NO. 5"; thence South 67°04'30" East along the Southerly line of said Lot I, 46.30 feet to the centerline of said Lot I, 46.30 feet to the centerline of said existing driveway and the point of beginning of this easement; thence following the centerline of said existing driveway, North 22°47'39" West, 57.56 feet; thence North 9°56'46" West, 24.13 feet; thence North 52°38'23" West, 20.35 feet to a point on the West line of Lot I and the termination point of said easement centerline, as conveyed in document recorded on March 23, 1994, as Auditor's File No. 9403230045, records of Skagit County, Washington.

EXHIBIT B

21-11241-KS

1. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Name: Plat of Rancho San Juan Del Mar, Subdivision No. 5

Recorded: December 5, 1951

Auditor's No.: Volume 7 of Plats, page 5

2. Terms and provisions of that certain Contract dated July 19, 1962, made between O. B. McCorkle and Esther M. McCorkle, his wife, and Del Mar Community Service, Inc., a Washington corporation, providing, among other matters, for the development of the water system and other facilities and issuance of certificates of membership, recorded January 9, 1963, under Auditor's File No. 630694. For the full particulars of said instrument, we refer you to the recorded document

3. Right of the State of Washington in and to that portion, if any, of the property herein described which lies below the line ordinary high water of Puget Sound/Langley Bay.

4. Right of the general public to the unrestricted use of all the waters of a navigable body of water, not only for the primary purposes of navigation, but also for corollary purposes, including (but not limited to) fishing, boating, bathing, swimming, water skiing and other related recreational purposes, as those waters may affect the tidelands, shorelands, or adjoining uplands, and whether the level of the water has been raised naturally or artificially to a maintained or fluctuating level, all as further defined by the decisional law of this state.

(Affects all of the premises subject to such submergence.)

5. Any question of the location of lateral boundaries and the seaward boundaries of the second class tidelands/shorelands described herein.

Statutory Warranty Deed
LPB 10-05

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