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12/12/2024 02:38 PM Pages: 1 of 4 Fees: \$306.50
Skagit County Auditor, WA

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20243243

Dec 12 2024

Amount Paid \$19975.00
Skagit County Treasurer
By Lena Thompson Deputy

When recorded return to:

Tracy Lee Cuajao and Larisa Marie Thomas Norris
13887 Polaris Point Lane
Anacortes, WA 98221

213488-LT

STATUTORY WARRANTY DEED

THE GRANTOR(S) Francis X. Dougherty, unmarried person

for and in consideration of \$10.00 and other good and valuable consideration

in hand paid, conveys, and warrants to Larisa Marie Thomas Norris and Tracy Lee Cuajao, 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.

Subject to: see attached Exhibit "B"

Abbreviated Legal: Lot 129, Ptn Lot 128, Rancho San Juan Del Mar, Subdiv #3

Tax Parcel Number(s): 3974-000-129-0002 / P68326

LPB 10-05

Dated: 12/11/2024

Francis X. Dougherty
Francis X. Dougherty

State of Washington

County of King

This record was acknowledged before me on 12/11/2024 by Francis X. Dougherty.

Sharon K Stever
Notary Public

My commission expires: June 24, 2027

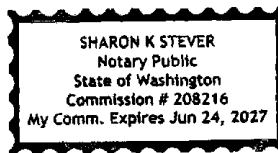


EXHIBIT "A"

The Land referred to herein below is situated in the County of Skagit, State of Washington and is described as follows:

All of Lot 129 and that portion of Lot 128, lying Southerly of the following described line:

Commencing at a point on the Easterly line of said Lot 128, 20 feet Northerly of the Southeasterly corner of said Lot 128, measured along the Easterly property line;
thence Westerly to a point 17.5 feet, Northeasterly of the Southwesterly corner of said Lot 128, measured along the Westerly boundary line of said Lot 128, all in Plat 1, "RANCHO SAN JUAN DEL MAR, SUBDIVISION NO. 3," as per plat recorded in Volume 6 of Plats, pages 19 through 22, inclusive, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

Exhibit "B"

COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, NOTES, DEDICATIONS, PROVISIONS AND SURVEY MATTERS AS DESCRIBED AND/OR DELINEATED ON THE FACE OF SAID PLAT OR SHORT PLAT:

Plat/Short Plat: Rancho San Juan Del Mar Subdivision No. 3
Recorded: May 3, 1948
Auditor's No.: 417708

RESTRICTIVE COVENANTS DISCLOSED IN INSTRUMENT HEREIN SET FORTH:

Dated: February 4, 1960
Recorded: March 18, 1960
Auditor's No.: 592182, Volume 308 of Deeds, page 141
As Follows:

"...Only one main resident to each lot; i.e., no lot, tract or portion of lot or tract of this Plat shall be divided and sold or resold or ownership changed or transferred whereby the ownership of any portion of such lot shall be less than the original lot or tract as dedicated. Main residence to cost not less than \$5,000.00, and any dwelling or structure erected or placed on any lot in this subdivision shall be completed as to external appearances within three years from the date of commencement of construction, and shall be connected to a septic tank. Purchaser agrees to participate and share in all costs of installation and maintenance of a non-profit community water system, if and when said non-profit community water system is established."

CONTRACT AND THE TERMS AND CONDITIONS THEREOF:

Between: Del Mar Community Service, Inc., a Washington Corporation
And: O.B. McCorkle and Esther M. McCorkle, husband and wife
Dated: July 19, 1962
Recorded: January 9, 1963
Auditor's No.: 630694

AMENDED BY INSTRUMENT:
Recorded: April 13, 1990 and June 28, 1991
Auditor's Nos.: 9004130116 and 9106280127

Any prohibition or limitation on the use, occupancy or improvements of the Land resulting from the rights of the public or riparian owners to use any portion which is now or has formerly been covered by water.

Matters as disclosed by survey recorded December 16, 2011 under Auditor's File No. 201112160127, records of Skagit County, Washington.

Matters as disclosed by survey recorded March 25, 2015 under Auditor's File No. 201503250061, records of Skagit County, Washington.

Assessments, if any, due and owing Del Mar Community Services, Inc.

Rights or claims of tenants in possession due to unrecorded leasehold interests and/or rental agreements, if any.