



201604110146

When recorded return to:
E. Leeds Gulick and Wendy Gulick
12820 NE 39th Street
Bellevue, WA 98005

Skagit County Auditor \$76.00
4/11/2016 Page 1 of 4 3:30PM

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620026662

GUARDIAN NORTHWEST TITLE CO.
111344

STATUTORY WARRANTY DEED

THE GRANTOR(S) Karen M. Wiggins, as her separate estate, as to an undivided 30% interest and Karen M. Wiggins, Trustee of the Jack R. Wiggins Testamentary Trust and Karen M. Wiggins Residuary Trust established under the Last Will and Testament of Jack Wiggins dated August 1, 2000, as to undivided 70% interest and Karen M. Wiggins, as her separate estate

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration

in hand paid, conveys, and warrants to E. Leeds Gulick and Wendy Gulick, husband and wife

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

Lot 20, Rancho San Juan Del Mar, Subdivision No. 1, as per plat recorded in Volume 5 of plats, page 27, records of Skagit County, Washington.

Together with tidelands adjacent to Lot 20, Rancho San Juan Del Mar, Subdivision No. 1, as per plat recorded in Volume 5 of plats, page 27, records of Skagit County, Washington.

Situate in Skagit County, Washington.

Abbreviated Legal: (Required if full legal not inserted above.)

Tax Parcel Number(s): P68205 / 3972-000-020-0004

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2016 1276
APR 11 2016

Amount Paid \$ 19,585.⁰⁰
Skagit Co. Treasurer
By *Mam* Deputy

Dated: April 8, 2016

Karen M. Wiggins, Trustee of the Jack R. Wiggins Testamentary Trust and Karen M. Wiggins Residuary Trust established under the Last Will and Testament of Jack R. Wiggins dated August 1, 2000

BY: *Karen M. Wiggins, Trustee*
Karen M. Wiggins
Trustee

Karen M. Wiggins
Karen M. Wiggins

State of WASHINGTON
County of Skagit

I certify that I know or have satisfactory evidence that Karen M. Wiggins is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 4-11-16

Martin E. Lehr
Name: Martin E. Lehr
Notary Public in and for the State of WA
Residing at: La Conner
My appointment expires: 2-9-19



UNOFFICIAL DOCUMENT

STATUTORY WARRANTY DEED

(continued)

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Karen M. Wiggins is the person who appeared before me, and said person acknowledged that he/she signed this instrument, on oath stated that he/she was authorized to execute the instrument and acknowledged it as Trustee of Karen M. Wiggins Residuary Trust established under the Last Will and Testament of Jack R. Wiggins dated August 1, 2000 to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 4-11-16

Martin E. Lehr
Name: MARTIN E. LEHR
Notary Public in and for the State of WA
Residing at: LA CONNER
My appointment expires: 2-9-19



A. PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN, CONTAINED IN THE PLAT.

Said Covenants were amended by document recorded February 17, 1959 under Auditor's File No. 576699.

B. Right of the public to make all necessary slopes for cuts and fills upon the lots, blocks and tracts of land, as shown on the Plat, in the reasonable original grading of all streets and avenues shown thereon, also the right to drain all streets over and across any lot or lots where the water might take a natural course after the streets are graded as granted in the dedication of the Plat.

C. Terms and provisions of that certain Contract, dated July 19, 1962, made between O. B. McCorkle and Esther M. McCorkle, husband and 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.

D. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

| | |
|----------------|---|
| Grantee: | Del Mar Community Service, Inc. |
| Dated: | October 25, 1962 |
| Recorded: | January 9, 1963 |
| Auditor's No.: | 630691 |
| Purpose: | Installation, maintenance, repair, etc. of water lines |
| Area Affected: | Southwesterly 10 feet of Lots 5 - 25 and a portion of Tracts B, D and E |

E. Any tax, fee, assessments or charges as may be levied by Del Mar Community Services, Inc.

F. Reservations contained in deed from the State of Washington recorded under Auditor's File Nos. 144146 and 345486, reserving to the grantor all oil, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working the same and providing that such rights shall not be exercised until provision has been made for full payment of all damages sustained by reason of such entry.

Affects: Tract 3, Plate 2, Anacortes tide and shore lands as shown of the official maps of Anacortes tide and shore lands, on file in the office of the Commissioner of Public Lands of Olympia, Washington.

G. Any question that may arise due to shifting or changing in course of The Shoreline of Anacortes Harbor Bay.