

When recorded return to:
Andrew W. Wilken and Janet M. Wilken
3859 Biz Point Road
Anacortes, WA 98221



Skagit County Auditor \$79.00
1/3/2017 Page 1 of 7 1:48PM

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620029486

CHICAGO TITLE
620029486

STATUTORY WARRANTY DEED

THE GRANTOR(S) Delilah Marie Painter, Personal Representative of The Estate of Brent Painter for and in consideration of Ten And No/100 Dollars (\$10.00), and other valuable consideration in hand paid, conveys, and warrants to Andrew W. Wilken and Janet M. Wilken, 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.)

Lot(s): PTN 11 & 12 RANCHO SAN JUAN DEL MAR SUBDIV. NO. 6

Tax Parcel Number(s): P68376/ 3977-000-012-0017

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20179
JAN 03 2017

Subject to:

SEE EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF

Amount Paid \$ 6235.⁰⁰
Skagit Co. Treasurer
By *Mum* Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: December 28, 2016

The Estate of Brent Painter

BY: Delilah Marie Painter
Delilah Marie Painter, Personal Representative

STATUTORY WARRANTY DEED
(continued)

State of Washington

County of SKAGOTT

I certify that I know or have satisfactory evidence that Delilah Marie Painter is/are the person(s) who appeared before me, and said person acknowledged that (he/she/they) signed this instrument, on oath stated that (he/she/they) was authorized to execute the instrument and acknowledged it as the Personal Representative of Estate of Brent Painter to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: December 29, 2016

Loarea L. Garka
Name: Loarea L. Garka
Notary Public in and for the State of WA
Residing at: Arlington
My appointment expires: 10/27/2018

LOUREA L. GARKA
STATE OF WASHINGTON
NOTARY --- PUBLIC
My Commission Expires 10-27-2018

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P68376/ 3977-000-012-0017

Lots 11 and 12, RANCHO SAN JUAN DEL MAR, SUBDIVISION NO. 6, according to the plat recorded in Volume 7 of Plats, page 28, records of Skagit County, Washington;

EXCEPT that portion of said Lot 11 described as follows:

Beginning at the intersection of the most Southeasterly corner of said Lot 11 and the Westerly line of the county road;
thence North 55°00' West along the Southwesterly line of said Lot 11, a distance of 182.99 feet to the most Southwesterly corner of said Lot 11;
thence North 10°16' East along the Westerly line of said Lot 11 to the Northwest corner thereof;
thence South 60°54' East along the Northerly line of said Lot 11, a distance of 30 feet;
thence South 10°16' West a distance of 83 feet, more or less, to a point on a line which is 5 feet Northeasterly of and parallel to the Southwesterly line of said Lot 11;
thence South 55°00' East along a line which is 5 feet Northeasterly of and parallel to the Southwesterly line of said Lot 11, to the Westerly line of the county road;
thence Southerly along the Westerly line of said county road to the point of beginning;

Situate in Skagit County, Washington.

EXHIBIT "B"
Exceptions

1. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on RANCHO SAN JUAN DEL MAR SUBDIVISION NO. 6:

Recording No: 511312

2. Additional restriction contained in instrument
Dated: November 25, 1960
Recorded: November 25, 1960
Recording No.: 601277, records of Skagit County, WA
As follows: The said described property shall never be conveyed to more than one owner at the same time, provided that the interpretation of this clause, a husband and wife shall be considered as one owner

3. Terms and provisions of that certain agreement
Dated: July 19, 1962
Recorded: January 9, 1963
Recording No.: 630694, records of Skagit County, WA
By: O. B. McCorkle and Esther M. McCorkle, husband and wife
Between: 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.

4. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument
Recorded: January 9, 1963
Auditor's No.: 630694, records of Skagit County, WA
Imposed by: Del Mar Community Services, Inc.

5. Restrictions as contained in deed dated January 29, 1970, executed by Edgar S. Albaugh and Mary B. Albaugh, husband and wife, to William E.L. Donner and Beverly L. Donner, husband and wife, recorded March 11, 1974, under Auditor's File No. 797696, substantially as follows:

In addition to the restrictions of record in Volume 7 of Plats, page 28, records of Skagit County, Washington, the following will also apply:

The dwelling shall have not less than 900 square feet of living space exclusive of open porches, patios, and garages, and shall be limited to one main residence dwelling. This clause shall not be construed to prevent the construction of detached garages or other detached accessory buildings.

EXHIBIT "B"

**Exceptions
(continued)**

No animals, livestock or poultry of any kind shall be raised or kept on this lot, except that cats, dogs, or household pets may be kept or maintained, providing that they are not kept or maintained for commercial purposes.

6. Agreement, including the terms and conditions thereof, entered into
By: Fergua M. Black and LaVerda A. Black
And between: William E.L. Donner and Beverly L. Donner
Recorded: October 8, 1999
Auditor's No.: 199910080073, records of Skagit County, WA
Providing: Exchange of Del Mar water membership for driveway easement
7. City, county or local improvement district assessments, if any.
8. Assessments, if any, levied by Del Mar Community Association.

State of Washington
County of Island

I, Debra Van Pelt, Clerk of Island County and ex-officio
clerk of the Superior Court, do hereby certify that this instrument
is a true and correct copy of the original now on file in my office.
Said Letters are now in full force and effect.

IN TESTIMONY WHEREOF, I have hereunto set my hand
and official seal this 24 day of October, 2016.

DEBRA VAN PELT
By: [Signature]
Deputy
Coupeville, Washington

FILED
DEBRA VAN PELT
ISLAND COUNTY CLERK
2016 OCT 25 AM 10:03

SUPERIOR COURT OF THE STATE OF WASHINGTON FOR ISLAND COUNTY

IN THE MATTER OF THE ESTATE OF,

BRENT PAINTER
Deceased.

) Case No: 16-4-00233-3
)
) LETTERS OF ADMINISTRATION
)

WHEREAS, the above named deceased died intestate on September 8, 2016, leaving property in
the State of Washington, subject to administration,

NOW, therefore, know all men by these presents: That

DELILAH MARIE PAINTER

is hereby appointed and qualified as Administrator of said estate, and that we do hereby authorize the
above-named to administer the same according to law.

DATED: October 24, 2016.

DEBRA VAN PELT Clerk of Superior Court

By [Signature], Deputy

STATE OF WASHINGTON)
(ss.
COUNTY OF ISLAND)

I certify that this is a true and correct copy of a
document in possession of Law Office of Christon C. Skinner,
P.S., 791 SE Barrington Drive, Oak Harbor, Washington, as of
this date.

DATED this 24th day of October, 2016.

[Signature]

SANDEE K. WALLER
Notary Public
My Appointment expires: 10/04/20

