

201908020053  
08/02/2019 01:31 PM Pages: 1 of 5 Fees: \$107.50  
Skagit County Auditor

When recorded return to:

Carlos Barraza and Angelina Marie Trevino  
16948 Vaughn Road

**STATUTORY WARRANTY DEED** 19-2737  
GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR(S) Edward A. Smith and Sandra L. Smith, a married couple, 14941 Channel Drive, La Conner, WA 98257,

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

in hand paid, conveys, and warrants to Carlos Barraza, an unmarried <sup>man</sup> person and Angelina Marie Trevino, an unmarried woman

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: Property 1: Ptn of Tract E Skagit Beach No. 1

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): P69432 & 4008-000-016-0006

Dated: 7-30-2019

Edward A. Smith  
Edward A. Smith

Sandra L. Smith  
Sandra L. Smith

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
2019-3269  
AUG 02 2019

Amount Paid \$ 8,015.<sup>00</sup>  
Skagit Co. Treasurer  
By man Deputy

Statutory Warranty Deed  
LPB 10-05

STATE OF WASHINGTON  
COUNTY OF SKAGIT

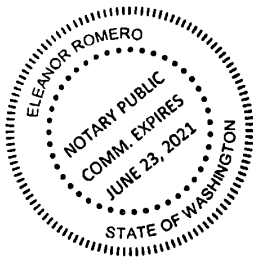
I certify that I know or have satisfactory evidence that Edward A. Smith and Sandra I. Smith is the person who appeared before me, and said person acknowledged that ~~he/she~~ signed this instrument and acknowledged it to be ~~his/her~~ free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: 30 day of July, 2019

Eleanor Romero  
Signature

Notary  
Title

My appointment expires: 6/23/2021



**EXHIBIT A**  
**LEGAL DESCRIPTION**

Property Address: 14941 Channel Drive, La Conner, WA 98257  
Tax Parcel Number(s): P69432 & 4008-000-016-0006

Property Description:

That portion of Tract "E", "PLAT OF SKAGIT BEACH NO. 1", as per plat recorded in Volume 8 of Plats, page 71, records of Skagit County, Washington, more particularly described as follows:

Beginning at the most Southerly corner of said Tract "E";  
thence following the Easterly line of said Tract "E", the following courses and distances:  
North 45°28'30" East 377.13 feet;  
North 24°38'30" East 221.53 feet;  
North 4°26'30" West 294.47 feet;  
North 14°57' East 248.00 feet;  
North 20°34' West 492.64 feet;  
North 31°59' West to an intersection with the Easterly line of said Tract "A";  
thence Southerly along the Easterly line of Tract "A" to its intersection with the Northerly line of Lot 12, "PLAT OF SKAGIT BEACH DIV. NO. 5, A REPLAT OF TRACTS "A" & "F" OF SKAGIT BEACH NO. 1, SKAGIT COUNTY, WASHINGTON", as per plat recorded in Volume 10 of Plats, page 27, records of Skagit County, Washington;  
thence North 79°30' East to the Northeasterly corner of said Lot 12;  
thence South 10°30' East along the Easterly line of said Div. No. 5, 927.59 feet;  
thence South 10°21'10" West 91.48 feet;  
thence North 79°38'50" West 100.00 feet to the East line of said Tract "A";  
thence Southerly along the Easterly line of said Tract "A" to the Southerly line of said Tract "E";  
thence South 76°45' East 17.30 feet to the point of beginning.

EXCEPT: That portion of Tract "E", "PLAT OF SKAGIT BEACH NO. 1", as per plat recorded in Volume 8 of Plats, page 71, records of Skagit County, Washington, lying Northerly of the North line of Lot 12, "PLAT OF SKAGIT BEACH DIV. NO. 5, A REPLAT OF TRACTS "A" AND "F" OF SKAGIT BEACH NO. 1, SKAGIT COUNTY, WASHINGTON", and the extension of said North line Easterly to the Easterly line of said Tract "E".

TOGETHER WITH a non-exclusive easement for ingress and egress as delineated in Driveway Easement recorded December 31, 2013, under Auditor's File No, 201312310028.

Statutory Warranty Deed  
LPB 10-05

Order No.: 19-2737-KH

Page 3 of 5

**EXHIBIT B**

19-2737-KH

**1. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:**

Grantee: Drainage District No. 19 of Skagit County  
Recorded: July 17, 1973  
Auditor's No.: 638435 (and other documents of record)  
Purpose: Ingress and egress  
Area Affected: Exact location undisclosed on the record

**2. PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASE ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:**

Dated: June 3, 1966  
Recorded: June 9, 1966  
Auditor's No.: 683921  
Executed By: Skagit Properties, Inc.

**ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE CORRECTED:**

Declaration Dated: June 3, 1968  
Recorded: June 13, 1968  
Auditor's No.: 714706  
Executed By: Skagit Properties Company

3. Any and all offers of dedications, conditions, restrictions, easements, fence line/boundary discrepancies and encroachments, notes, provisions and/or any other matters as disclosed and/or delineated on the face of the following plat/short plat/survey named Skagit Beach No. 1 recorded June 19, 1964 as Auditor's File No. 652085.

4. Provisions and matters regarding Boundary Line Adjustment set forth on document recorded under Auditor's File No. 200301070108.

5. LOT CERTIFICATION, INCLUDING THE TERMS AND CONDITIONS THEREOF. REFERENCE TO THE RECORD BEING MADE FOR FULL PARTICULARS. THE COMPANY MAKES NO DETERMINATION AS TO ITS AFFECTS.

Recorded: February 26, 2007  
Auditor's No.: 200702260195  
Affects: Includes other property

**6. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:**

Between: James Frank Ritchie  
And: Skagit County  
Dated: October 2, 2012  
Recorded: October 16, 2012  
Auditor's No.: 201210160013  
Regarding: Operation & Maintenance for onsite sewage system

7. Title notification that the subject property is adjacent to property designated Designated Resource Lands lands by Skagit county executed by Sandra I. Smith dated January 24, 2013, recorded January 25, 2013 as Auditor's File No. 201301250170. Reference is hereby made to the record for the full particulars of said notification.

Statutory Warranty Deed  
LPB 10-05

Order No.: 19-2737-KH

Page 4 of 5

However, said notification may have changed or may in the future change without recorded notice.

8. Regulatory notice/agreement regarding Title Notification - Special Flood Hazard Area that may include covenants, conditions and restrictions affecting the subject property, recorded January 25, 2013 as Auditor's File No. 201301250171 .

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice. Said notice/agreement may pertain to governmental regulations for building or land use. Said matters are not a matter of title insurance. If such non-title insurance matters are shown, they are shown as a courtesy only, without the expectation that all such matters have been shown.

9. Regulatory notice/agreement regarding Waiver of 200' Foot Setbacks that may include covenants, conditions and restrictions affecting the subject property, recorded February 5, 2013 as Auditor's File No. 201302050057 .

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice. Said notice/agreement may pertain to governmental regulations for building or land use. Said matters are not a matter of title insurance. If such non-title insurance matters are shown, they are shown as a courtesy only, without the expectation that all such matters have been shown.

10. Regulatory notice/agreement regarding Protected Critical Area Site Plan that may include covenants, conditions and restrictions affecting the subject property, recorded February 5, 2013 as Auditor's File No. 201302050058 .

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice. Said notice/agreement may pertain to governmental regulations for building or land use. Said matters are not a matter of title insurance. If such non-title insurance matters are shown, they are shown as a courtesy only, without the expectation that all such matters have been shown.

11. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Edward A. Smith, et ux  
Recorded: December 31, 2013  
Auditor's No. 201312310028  
Purpose: Ingress and egress