

**When recorded return to:**  
Whitney A Garvey and Thomas C Gilbert  
15704 Yokeko Drive  
Anacortes, WA 98221

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 2021-915

Mar 04 2021

Amount Paid \$10675.00  
Skagit County Treasurer  
By Chelsea Stalcup Deputy

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

**CHICAGO TITLE**  
020046442

Escrow No.: 620046442

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Anna M. Middleton and John M. Middleton, husband and wife

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration  
in hand paid, conveys, and warrants to Whitney A Garvey and Thomas C Gilbert, wife and husband

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.)

ptn Tract 52, Deception Pass Waterfront Tracts

Tax Parcel Number(s): P64910 /3898-000-052-0006


Subject to:


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

**STATUTORY WARRANTY DEED**

(continued)

Dated: February 22, 2021

  
\_\_\_\_\_  
John M. Middleton

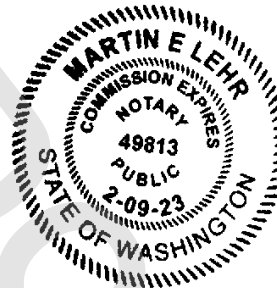
  
\_\_\_\_\_  
Anna M. Middleton

State of WASHINGTON  
County of SKAGIT

I certify that I know or have satisfactory evidence that John M. Middleton and Anna M. Middleton 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 this instrument.

Dated: February 26, 2021  
  
\_\_\_\_\_

Name: Martin E. Lehr  
Notary Public in and for the State of WA  
Residing at: 14 Couderc  
My appointment expires: 2-9-23



**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P64910 /3898-000-052-0006**

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TRACT 52, DECEPTION PASS WATERFRONT TRACTS, AS PER PLAT RECORDED IN VOLUME 5 OF PLATS, PAGE 26, RECORDS OF SKAGIT COUNTY, WASHINGTON.

EXCEPT THE FOLLOWING DESCRIBED PROPERTY:

THOSE PORTIONS OF TRACTS 52 AND 53, DECEPTION PASS WATERFRONT TRACTS, AS PER PLAT RECORDED IN VOLUME 5 OF PLATS, PAGE 26, RECORDS OF SKAGIT COUNTY, WASHINGTON, LYING NORTHWESTERLY OF A STRAIGHT LINE RUNNING FROM THE FOLLOWING DESCRIBED POINT A TO THE FOLLOWING DESCRIBED POINT B:

POINT A: BEGIN AT THE SOUTHERLYMOST CORNER OF SAID TRACT 53 ON THE NORTHWESTERLY LINE OF YOKEKO DRIVE;  
THENCE NORTH 45°00' WEST ALONG THE SOUTHWESTERLY LINE OF SAID TRACT 53, A DISTANCE OF 140.22 FEET TO A POINT HEREINAFTER LABELED POINT A.

POINT B: BEING AT THE EASTERLYMOST CORNER OF SAID TRACT 52 ON THE NORTHWESTERLY LINE OF YOKEKO DRIVE;  
THENCE NORTH 45°00' WEST ALONG THE NORTHWESTERLY LINE OF SAID TRACT 52, A DISTANCE OF 254.69 FEET TO A POINT HEREINAFTER LABELED POINT B.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF 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 Plat of Deception Pass Waterfront Tracts:

Recording No: 384358

2. Reservations of oil, coal, gas and minerals and/or mineral rights of any nature, and right of entry to explore same, contained in the deed

Grantor: State of Washington  
Recording Date: November 3, 1945  
Recording No.: 384767  
Affects: tidelands

3. Covenants, conditions and restrictions 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, source of income, gender, gender identity, gender expression, medical condition or genetic information, 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 in the document

Recording Date: November 17, 1947  
Recording No.: 411234

4. Note: We note the following recorded document which may affects building or land use. Governmental regulations are not a matter of title insurance and said documents are shown as a courtesy only. Reference is made to the record for the full particulars.

Recording date: May 16, 1983  
Recording No.: 8305160007  
Regarding No.: William and Janice Moore Variance Permit # V-83-018

5. Question of location of lateral boundaries of said second class tidelands or shorelands.
6. Any question that may arise due to shifting or change in the course, boundaries or high water line of Puget Sound or due to prior shifting or changing of the course, boundaries or high water line; and rights of the State of Washington in and to that portion of said Land, if any, lying in the bed or former bed of Puget Sound.
7. Any prohibition or limitation of use, occupancy or improvement of the Land resulting from the

**EXHIBIT "B"**Exceptions  
(continued)

rights of the public or riparian owners to use any portion which is now or was formerly covered by water.

8. Paramount rights and easements in favor of the United States for commerce, navigation, fisheries and the production of power.
9. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
10. City, county or local improvement district assessments, if any.