

**When recorded return to:**  
Kerry Dean and Kimberly R. Dean  
17999 West Big Lake Blvd  
Mount Vernon, WA 98274

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 2021-1168

Mar 19 2021

Amount Paid \$15125.00  
Skagit County Treasurer  
By Marissa Guerrero Deputy

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620046239

**CHICAGO TITLE**  
**020046239**

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Cheryl A. Tesarik, a married person as her separate property and Patricia J. Ennen, a married person as her separate property

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Kerry Dean and Kimberly R. Dean, husband and wife

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 Tracts 35 & 36, Big Lake Waterfront Tracts

Tax Parcel Number(s): P62011/ 3862-000-036-0009

Subject to:

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

**STATUTORY WARRANTY DEED**  
(continued)

Dated: February 23, 2021

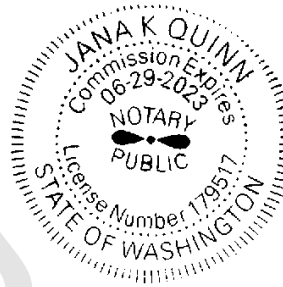
Cheryl A. Tesarik  
Cheryl A. Tesarik  
Patricia J. Ennen  
Patricia J. Ennen

State of WASHINGTON  
County of SKAGIT

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

Dated: February 24, 2021

Janak Quinn  
Name: Janak Quinn  
Notary Public in and for the State of Washington  
Residing at: Arlington  
My appointment expires: 06/29/2023

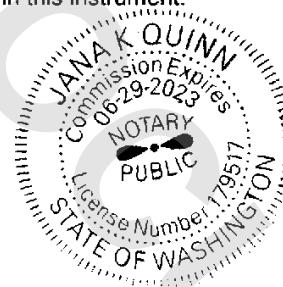


State of WASHINGTON  
County of SKAGIT

I certify that I know or have satisfactory evidence that Patricia J. Ennen is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: February 24, 2021

Janak Quinn  
Name: Janak Quinn  
Notary Public in and for the State of Washington  
Residing at: Arlington  
My appointment expires: 06/29/2023



**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P62011/ 3862-000-036-0009**

THAT PORTION OF TRACT 35 AND 36 OF BIG LAKE WATERFRONT TRACTS, ACCORDING TO THE PLAT RECORDED IN VOLUME 4 OF PLATS, PAGE 12, RECORDS OF SKAGIT COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE NORTHERLY LINE OF THE SOUTHERLY HALF OF SAID TRACT 36 OF SAID PLAT, WHICH POINT BEARS N 77°35'E ALONG SAID NORTHERLY LINE, A DISTANCE OF 211.34 FEET FROM THE NORTHWEST CORNER OF SAID SOUTHERLY HALF OF TRACT 36, AND WHICH POINT IS ON THE NORTHWESTERLY LINE OF THAT CERTAIN TRACT CONVEYED TO ELDON DEMEYER BY C.J. GREY AND ELIZABETH GREY, HUSBAND AND WIFE, BY DEED DATED OCTOBER 31, 1958 AND RECORDED NOVEMBER 26, 1958 UNDER RECORDING NO. 573383;

THENCE N 55°38'56" W, A DISTANCE OF 52 FEET;

THENCE N 30°00' E, A DISTANCE OF 20.73 FEET TO A POINT ON THE SOUTHERLY LINE OF AN EXISTING 20 FOOT WIDE PRIVATE ROAD;

THENCE S 82°13'54" W ALONG THE SOUTHERLY LINE OF SAID PRIVATE ROAD, A DISTANCE OF 53.67 FEET;

THENCE NORTH 84°57'30"W ALONG THE SOUTHERLY LINE OF SAID PRIVATE ROAD, A DISTANCE OF 57.77 FEET TO A POINT ON THE SOUTHEASTERLY LINE OF THAT CERTAIN TRACT CONVEYED TO JOSEPH F. EPIG, JR. AND SOMJA L. EPIG, HIS WIFE, BY C.J. GREY AND ELIZABETH GREY, HIS WIFE, UNDER REAL ESTATE CONTRACT DATED JUNE 9, 1962 AND FILED JUNE 11, 1962 UNDER RECORDING NO. 622637;

THENCE N 30°00'E ALONG THE SOUTHEASTERLY LINE OF SAID EPIG TRACT, A DISTANCE OF 22.06 FEET TO THE NORTHERLY LINE OF SAID EXISTING 20 FOOT WIDE PRIVATE ROAD AND WHICH POINT IS THE SOUTHWESTERLY CORNER OF THE CERTAIN TRACT CONVEYED BY C.J. GREY AND ELIZABETH GREY, HIS WIFE, TO HELEN H. SMITH, A WIDOW, BY DEED DATED JULY 2, 1962 AND RECORDED JULY 26, 1962 UNDER RECORDING NO. 624342;

THENCE S 84°57'30" E ALONG THE NORTHERLY LINE OF SAID 20 FEET WIDE PRIVATE ROAD AND THE SOUTHERLY LINE OF SAID HELEN H. SMITH TRACT, A DISTANCE OF 46.21 FEET;

THENCE N 82°13'54"E ALONG THE NORTHERLY LINE OF SAID 20 FEET WIDE PRIVATE ROAD AND THE SOUTHERLY LINE OF SAID HELEN H. SMITH TRACT, A DISTANCE OF 47.98 FEET, MORE OR LESS, TO THE SOUTHEAST CORNER OF SAID HELEN H. SMITH TRACT;

THENCE CONTINUING N 82°13'54" E, A DISTANCE OF 23.98 FEET;

THENCE N 30°00'E, A DISTANCE OF 3.2 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION;

THENCE CONTINUING N 30°00'E, A DISTANCE OF 17.79 FEET TO THE SOUTHEAST CORNER OF THAT CERTAIN PARCEL DESCRIBED AS TRACT B IN DEED FROM C.J. GREY AND ELIZABETH GREY, HIS WIFE, TO GEORGE F. MILLER AND GLADYS R. MILLER, HIS WIFE, DATED SEPTEMBER 17, 1962 AND RECORDED SEPTEMBER 30, 1965 UNDER RECORDING NO. 672440;

THENCE CONTINUING N 30°00' E, A DISTANCE OF 70 FEET, MORE OR LESS, TO THE APPROXIMATE LINE OF ORDINARY HIGH WATER OF BIG LAKE;

THENCE S 63°55'21" E ALONG THE APPROXIMATE LINE OF ORDINARY HIGH WATER OF BIG LAKE, A DISTANCE OF 70 FEET, MORE OR LESS, TO THE NORTHERLY LINE OF ELDON DEMEYER TRACT AS CONVEYED UNDER 573383;

THENCE S 34°53'19"W ALONG THE NORTHWESTERLY LINE OF SAID DEMEYER TRACT, A DISTANCE OF 80.32 FEET;

**EXHIBIT "A"**  
Legal Description  
(continued)

THENCE S 42°23'W ALONG THE NORTHWESTERLY LINE OF SAID DEMEYER TRACT A  
DISTANCE OF 12.83 FEET;  
THENCE N 60°00'W A DISTANCE OF 60.22 FEET TO THE POINT OF BEGINNING OF THIS  
DESCRIPTION.

TOGETHER WITH AND SUBJECT TO RIGHT OF WAY EASEMENT OVER THAT 20 FOOT WIDE  
PRIVATE ROAD AS IT NOW EXISTS ACROSS TRACTS 34,35 AND 36 OF SAID PLAT, FOR  
ACCESS TO THAT COUNTY ROAD KNOWN AS WEST BIG LAKE BOULEVARD.

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 Big Lake Water Front Tracts:

Recording No: 95061

2. 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: May 14, 1913  
Recording No.: Volume 93 Page 62

3. Right of the public in and to the use of that certain 40-foot roadway as conveyed by Deed:

Recording Date: October 5, 1920  
Recording No.: 145101

4. 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: April 21, 1924  
Recording No.: 173578  
Executed By: Day Lumber Company

5. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: C. J. Johnson and Hilda R. Johnson, husband and wife  
Purpose: ingress and egress  
Recording Date: June 17, 1957  
Recording No.: 552620  
Affects: as described in said instrument

**EXHIBIT "B"**

Exceptions  
(continued)

6. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
- Granted to: Skagit County Sewer District No. 2  
Purpose: sanitary sewers  
Recording Date: July 31, 1979  
Recording No.: 7907310014  
Affects: as described in said instrument
7. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
- Granted to: Skagit County Sewer District No. 2  
Purpose: ingress and egress to a pump station site and other related rights  
Recording Date: September 4, 1980 and October 28, 1980  
Recording No.: 8009040026 and 8010280071  
Affects: as described in said instrument
8. 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: January 21, 1983  
Recording No.: 8301210029  
Executed by: Skagit County Hearing Examiner
9. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
- Granted to: Puget Sound Power & Light Company  
Purpose: electric transmission and distribution  
Recording Date: July 15, 1983  
Recording No.: 8307150043  
Affects: as described in said instrument
10. Agreement and the terms and conditions thereof:
- Executed by: George F. Miller and Gladys R. Miller and Skagit County Sewer District No. 2  
Recording Date: August 12, 1983  
Recording No.: 8308120032
11. Skagit County Hearing Examiner Special Use Permit No. SP-84-023 and the terms and

**EXHIBIT "B"**

Exceptions  
(continued)

conditions thereof:

Recording Date: September 25, 1984  
Recording No.: 8409250007

12. Side Sewer Easement and the terms and conditions thereof:

Recording Date: May 12, 1989  
Recording No.: 8905120016  
Width: 6 feet  
Affects: An undisclosed portion of said Land along the line as constructed

said easement contains, among other things, provisions for maintenance by the common users

13. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Public Utility District No. 1 of Skagit County  
Purpose: water lines  
Recording Date: June 1, 1994  
Recording No.: 9406010069  
Affects: as described in said instrument

14. Protected Critical Area Site Plan and the terms and conditions thereof:

Recording Date: July 22, 2016  
Recording No.: 201607220006

15. Plat Lot of Record Certification and the terms and conditions thereof:

Recording Date: August 31, 2016  
Recording No.: 201608310133

16. Any question that may arise due to shifting or change in the course, boundaries or high water line of Big Lake 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 Big Lake.

17. Any prohibition or limitation of use, occupancy or improvement of the Land resulting from the rights of the public or riparian owners to use any portion which is now or was formerly covered by water.

18. Paramount rights and easements in favor of the United States for commerce, navigation, fisheries and the production of power.

**EXHIBIT "B"**

Exceptions  
(continued)

19. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
20. City, county or local improvement district assessments, if any.
21. The property may be subject to the Skagit County Right-to-Manage Natural Resource Lands Disclosure, Skagit County Code Section 14.38, which states:

"This disclosure applies to parcels designated or within 1 mile of designated agricultural land or designated or within 1/4 mile of rural resource, forest or mineral resource lands of long-term commercial significance in Skagit County. A variety of Natural Resource Land commercial activities occur or may occur in the area that may not be compatible with non-resource uses and may be inconvenient or cause discomfort to area residents. This may arise from the use of chemicals; or from spraying, pruning, harvesting or mineral extraction with associated activities, which occasionally generates traffic, dust, smoke, noise, and odor. Skagit County has established natural resource management operations as a priority use on designated Natural Resource Lands, and area residents should be prepared to accept such incompatibilities, inconveniences or discomfort from normal, necessary Natural Resource Land operations when performed in compliance with Best Management Practices and local, State, and Federal law.

In the case of mineral lands, application might be made for mining-related activities including extraction, washing, crushing, stockpiling, blasting, transporting and recycling of minerals. If you are adjacent to designated NR Lands, you will have setback requirements from designated NR Lands."