



202106160031

06/16/2021 11:10 AM Pages: 1 of 7 Fees: \$109.50  
Skagit County Auditor

When recorded return to:

Xiaodong Cui and Xiaofeng Cui  
15275 Channel Drive  
La Conner, WA 98257

Land Title 01-184369-0

**STATUTORY WARRANTY DEED**

**THE GRANTOR(S) Gulwinder Singh, a married man**

for and in consideration of \$10.00 and other good and valuable consideration  
in hand paid, conveys, and warrants to Xiaodong Cui, a single man and Xiaofeng Cui, a single man  
the following described real estate, situated in the County of Skagit, State of Washington:

Legal description attached hereto and made part hereof

Abbreviated Legal: Ptn Lot 4, SP PL00-0408 AF #200208010118

13/34/2

Tax Parcel Number(s): P20684, P122145

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

JUN 16 2021

2021-2710

Amount Paid \$ \$13,355.00

Skagit Co. Treasurer Deputy

By JC

Dated: June 5, 2021

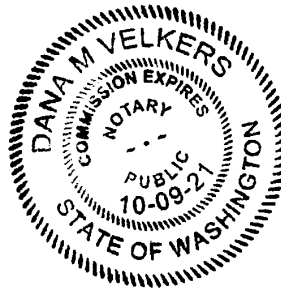
Gulwinder Singh  
Gulwinder Singh

State of Washington  
County of King

This record was acknowledged before me on June 07, 2021 by Gulwinder Singh.

[Signature]  
Notary Public

My commission expires: 10-09-2021



**LEGAL DESCRIPTION**

That portion of Lot 4 of Short Plat Number PL00-0408 as approved on July 31, 2002 and recorded August 1, 2002 under Auditor's File Number 200208010118, records of Skagit County, Washington, being in Sections 13 and 24, Township 34 North, Range 2 East, W.M. and also in Section 19, Township 34 North, Range 3 East, W.M., lying Southerly and Westerly of the following described line:

Commencing at the Southeast corner of Lot 4 of Short Plat Number PL02-0485 as approved on September 13, 2002 and recorded September 16, 2002 under Auditor's File Number 200209160059, records of Skagit County, Washington, being in Sections 13, Township 34 North, Range 2 East, W.M. and also in Section 18, Township 34 North, Range 3 East, W.M.;

Thence Westerly along the South line of said Lot 4 of said Short Plat Number PL02-0485 to the Southeast corner of Section 13, as shown on the "Plat of Skagit Beach No. 1 as per plat recorded in Volume 8 of Plats, page 71, records of Skagit County, Washington;

Thence S 88°45'40" W, 2199.86 feet along the South line of said Section 13, as shown of the "Plat of Skagit Beach No. 1" to a point on the East line of Tract "E" of said "Plat of Skagit Beach No. 1", which bears N 45°28'30" E, 100.95 feet from the Southeast corner of said Tract "E", and which point is the TRUE POINT OF BEGINNING;

Thence N 88°45'40" E, 58.34 feet along the South line of said Section 13 to a point on a line that is 40 feet East of and parallel with the East line of Tract "E" of said "Plat of Skagit Beach No. 1";

Thence S 45°28'30" W, 130.52 feet along said parallel line;

Thence S 9°44'00" W, 53.06 feet along a line parallel with the East line of said "Plat of Skagit Beach No. 1" to an existing ditch;

Thence S 66°31'59" E, 18.50 feet along said ditch;

Thence S 32°54'23" E, 22.50 feet along said ditch;

Thence S 10°11'32" E, 38.03 feet along said ditch;

Thence S 1°18'54" W, 161.19 feet along said ditch;

Thence S 2°55'57" E, 65.76 feet along said ditch;

Thence S 17°42'52" E, 84.23 feet along said ditch;

Thence S 31°14'08" E, 81.72 feet along said ditch;

Thence S 39°47'07" E, 108.82 feet along said ditch;

Thence S 48°43'40" E, 131.89 feet along said ditch;

Thence S 29°41'21" E, 110.25 feet along said ditch;

Thence S 12°50'42" E, 174.01 feet along said ditch;

Thence S 16°17'21" E, 137.92 feet along said ditch;

Thence S 21°45'41" E, 105.65 feet along said ditch;

Thence S 42°03'59" E, 161.32 feet along said ditch;

Thence S 53°43'28" E, 133.16 feet along said ditch;

Thence S 49°24'40" E, 115.89 feet along said ditch;

Thence S 68°41'03" E, 162.43 feet along said ditch;

**LEGAL DESCRIPTION**

Thence S 1°21'14" E, 61.40 feet along said ditch;  
Thence S 19°06'04" W, 93.09 feet along said ditch;  
Thence S 14°08'21" W, 69.28 feet along said ditch;  
Thence S 29°51'07" E, 100.06 feet along said ditch;  
Thence S 58°48'26" E, 98.92 feet along said ditch;  
Thence S 70°48'24" E, 102.92 feet along said ditch; Thence S 58°20' 31" E, 90.89 feet along said ditch;  
Thence S 31°17'46" E, 194.07 feet along said ditch;  
Thence S 40°36'49" E, 57.94 feet along said ditch;  
Thence S 44°44'37" E, 72.81 feet along said ditch;  
Thence S 22° 10'31" E, 126.83 feet along said ditch;  
Thence S 5°21'14" E, 121.88 feet along said ditch;  
Thence S 0°34'30" W, 57.89 feet to the South line of the Southeast ¼ of the Northeast ¼ of said Section 24 and the terminus of said line at a point that is N 89°25'30" W, 836.36 feet from the Southeast corner of the Northeast ¼ of said Section 24 (East ¼ corner of said Section 24).

EXCEPT that portion thereof lying Northerly of the following described line:

Commencing at the Southeast corner of Lot 4 of Short Plat Number PL02-0485 as approved on September 13, 2002 and recorded September 16, 2002 under Auditor's File Number 200209160059, records of Skagit County, Washington, being in Sections 13, Township 34 North, Range 2 East, W.M. and also in Section 18, Township 34 North, Range 3 East, W.M.;

Thence Westerly along the South line of said Lot 4 of said Short Plat Number PL02-0485 to the corner common to Sections 18 and 19, Township 34 North, Range 3 East, W.M., and Sections 13 and 24, Township 34 North, Range 2 East, W.M., as shown on the "Plat of Skagit Beach No. 1 as per plat recorded in Volume 8 of Plats, page 71, records of Skagit County, Washington;  
Thence S 0°04' E along the East line of said Section 24, 1248.2 feet to the true point of beginning;  
Thence S 88°45'40" W along a line parallel to the North line of said Section 24 as shown on the "Plat of Skagit Beach No. 1", 2805.33 feet, more or less, to a point on the West line of said Lot 4 of Short Plat Number PL00-0408, being also a point on the East line of Tract "A" of the "Plat of Skagit Beach Div. NO. 4", as per plat recorded in Volume 11 of Plats, page 45, under Auditor's File Number 843908, records of Skagit County, Washington, and the terminus of this line description, from which point the Easterly corner common to Lot 7 and Lot 8 of said "Plat of Skagit Beach Div. No. 4" bears S 88°45'40" W, 50.05 feet, more or less.

Situate in the County of Skagit, State of Washington.

## EXHIBIT "A"

## A. AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:

Between: Mary A. Borchard, et al  
And: J. Herbert Gardiner, et ux  
Recorded: December 6, 1962  
Auditor's No.: 629376  
Regarding: The Use and Upkeep of a Water Line

## B. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Drainage District No. 19, of Skagit County, Washington  
Purpose: Drainage purposes and to prevent overflow of salt water  
Recorded: October 25, 1963  
Auditor's No.: 642421

## C. COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, NOTES, DEDICATIONS, PROVISIONS AND SURVEY MATTERS AS DESCRIBED AND/OR DELINEATED ON THE FACE OF SAID PLAT OR SHORT PLAT:

Plat/Short Plat: Short Plat No. 42-079  
Recorded: September 6, 1979  
Auditor's No.: 7909060026

D. As to any portion of said land now, formerly or in the future covered by water: Questions or adverse claims related to (1) lateral boundaries of any tidelands or shorelands; (2) shifting in course, boundary or location of the body of water; (3) rights of the State of Washington if the body of water is or was navigable; and (4) public regulatory and recreational rights (including powers of the USA) or private riparian rights which limit or prohibit use of the land or water.

## E. TITLE NOTIFICATION, AND THE TERMS AND CONDITIONS THEREOF:

Between: Skagit County  
And: Triple J. Enterprise  
Recorded: February 3, 1998  
Auditor's File No.: 9802030050  
Regarding:

This parcel lies in or within 300 feet of land designated as agriculture by Skagit County. A variety of commercial agricultural activities occur in the area that may be inconvenient or cause discomfort to area residents. This may arise from the use of agricultural chemicals including herbicides, pesticides, and fertilizers, or from spraying, pruning, harvesting or extraction which occasionally generates dust, smoke, noise and odor. Skagit County has established agriculture as a priority use on designated agricultural lands and residents of adjacent property should be prepared to accept such inconveniences or discomfort from normal, necessary farm operations when performed in compliance with best management practices and local, state, and federal law.

## F. TITLE NOTIFICATION, AND THE TERMS AND CONDITIONS THEREOF:

Between: Skagit County  
And: Triple J Enterprises  
Recorded: May 6, 2003

Auditor's File No.: 200305060121  
Regarding:

This parcel is located in a "Special Flood Hazard Area" as identified on the Flood Insurance Rate Map (FIRM) and as adopted by Skagit County. This parcel is subject to periodic flooding and may also be prone to other hazards caused by flooding. The Flood Disaster Protection Act of 1973 and the National Flood Insurance Reform Act of 1994 mandate the purchase of flood insurance as a condition of Federal or Federally related financial assistance for acquisition and/or construction of building in Special Flood Hazard Areas. Skagit County participates in the National Flood Insurance Program (NFIP) thereby making all properties eligible for flood insurance.

All new construction or substantial improvements to structures are subject to Skagit County Building Codes per SCC Title 15 and Skagit County Flood Damage Prevention Ordinance Title 14. Any building determined to be in violation of state or local floodplain management regulations or ordinances cannot be covered by flood insurance nor can an existing policy be renewed where violations occur. The Skagit County Planning and Permit Center maintains information related to state and local regulations, flood protection measures, flood hazard zones and in some cases potential flood depths.

G. Provisions and matters regarding Boundary Line Adjustment set forth on document recorded under Auditor's File Nos. 200006200052 and 20209190152

H. COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, NOTES, DEDICATIONS, PROVISIONS AND SURVEY MATTERS AS DESCRIBED AND/OR DELINEATED ON THE FACE OF SAID PLAT OR SHORT PLAT:

Plat/Short Plat: Short Plat PL-00-0408

Recorded: August 1, 2002

Auditor's No.: 200208010118

I. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Skagit County

Purpose: Conservation Easement

Area Affected: Real Estate Under Search and Other Property

Recorded: June 30, 2000

Auditor's No.: 200006300061

J. TITLE NOTIFICATION, AND THE TERMS AND CONDITIONS THEREOF:

Between: Skagit County

And: Jensen Michael

Recorded: March 30, 2011

Auditor's File No.: 201103300002

Regarding:

This parcel lies within an area or within 500 feet of land designated as natural resource land (agricultural, forest or mineral resource land of long-term commercial significance) by 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 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 lands operation 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 natural resource lands, you will have setback requirements from designated natural resource lands consistent with SCC 14.16.810.

**K. TITLE NOTIFICATION, AND THE TERMS AND CONDITIONS THEREOF:**

Between: Skagit County

And: Jensen Michael

Recorded: March 30, 2011

Auditor's File No.: 201103300003

Regarding:

This parcel is located in a "Special Flood Hazard Area" as identified on the Flood Insurance Rate Map (FIRM) and as adopted by Skagit County. This parcel is subject to periodic flooding and may also be prone to other hazards caused by flooding. The Flood Disaster Protection Act of 1973 and the National Flood Insurance Reform Act of 1994 mandate the purchase of flood insurance as a condition of Federal or Federally related financial assistance for acquisition and/or construction of building in Special Flood Hazard Areas. Skagit County participates in the National Flood Insurance Program (NFIP) thereby making all properties eligible for flood insurance.

All new construction or substantial improvements to structures are subject to Skagit County Building Codes per SCC Title 15 and Skagit County Flood Damage Prevention Ordinance Title 14. Any building determined to be in violation of state or local floodplain management regulations or ordinances cannot be covered by flood insurance nor can an existing policy be renewed where violations occur. The Skagit County Planning and Permit Center maintains information related to state and local regulations, flood protection measures, flood hazard zones and in some cases potential flood depths.

**L. MATTERS DISCLOSED BY RECORD OF SURVEY:**

Recorded: November 17, 2017

Auditor's File No.: 201711170107

(Affects a portion of subject premises and other lands)