

POOR ORIGINAL

202107140032

07/14/2021 09:49 AM Pages: 1 of 6 Fees: \$108.50
Skagit County Auditor, WA

When recorded return to:

Philip Tapley and Julie Tapley
3528 164 A Street,
Surrey, BC V3Z0M1 / Canada

GNW 21-11931

STATUTORY WARRANTY DEED

THE GRANTOR(S) James P. Delaney and Leslie Jyl Delaney, husband and wife, 2424 258th Street Northeast, Arlington, WA 98223,

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

in hand paid, conveys, and warrants to Philip Tapley and Julie Tapley, a married couple

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. Lot 87, FIRST ADDITION, BIG LAKE WATER FRONT TRACTS

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): P62104

Dated: 7/7/21

James P. Delaney
James P. Delaney

Leslie Jyl Delaney
Leslie Jyl Delaney

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2021-3186

Jul 14 2021

Amount Paid \$14769.00
Skagit County Treasurer
By Heather Beauvais Deputy

Statutory Warranty Deed
LPB 10-05

Order No.: 21-11931-KH

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STATE OF ~~WASHINGTON~~ *Arizona*
COUNTY OF ~~SKAGIT~~ *PINAL*

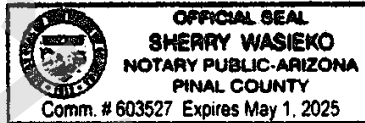
I certify that I know or have satisfactory evidence that ~~James P. Delaney~~ and Leslie Jyl Delaney is the person who appeared before me, and said person acknowledged that he/she signed this instrument and acknowledged it to be his/her free and voluntary act for the uses and purposes mentioned in the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

Dated: 7th day of July, 2021

Sherry Wasieko
Signature

Notary Public
Title

My appointment expires:



STATE OF WASHINGTON
COUNTY OF SKAGIT

I certify that I know or have satisfactory evidence that James P. Delaney and Leslie Jyl Delaney 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: 13 day of July, 2021

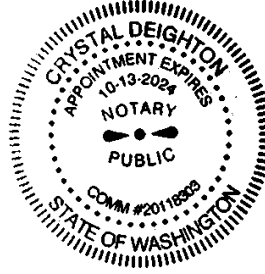
Crystal Deighton

Signature

ESCHER Assistant

Title

My appointment expires: 10-13-2024



**EXHIBIT A
LEGAL DESCRIPTION**

Property Address: 18785 West Big Lake Boulevard, Mount Vernon, WA 98274
Tax Parcel Number(s): P62104

Property Description:

Lot 87, "FIRST ADDITION, BIG LAKE WATER FRONT TRACTS", according to the plat thereof recorded in Volume 4 of Plats, page 15, records of Skagit County, Washington.

EXCEPT that portion thereof lying Westerly of a line drawn parallel with and 10 feet Easterly of the centerline of that certain easement established March 6, 1978, in a Real Estate Contract recorded March 21, 1978, as Auditor's File No. 875853.

TOGETHER WITH a non-exclusive easement for ingress, egress and utilities over and across a 20 foot wide strip of land centered on the centerline of that certain easement established March 6, 1978, in a Real Estate Contract recorded March 21, 1978, as Auditor's File No. 875853.

Statutory Warranty Deed
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EXHIBIT B

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1. Right of the general public to the unrestricted use of all the waters of a navigable body of water, not only for the primary purposes of navigation, but also for corollary purposes, including (but not limited to) fishing, boating, bathing, swimming, water skiing and other related recreational purposes, as those waters may affect the tidelands, shorelands, or adjoining uplands and whether the level of the water has been raised naturally or artificially to a maintained or fluctuating level, all as further defined by the decisional law of this state. (Affects all of the premises subject to such submergence.)

2. Right granted to Day Lumber Company to overflow the shores of Big Lake under Order of the department of Public Lands, dated April 7, 1924, filed for record in Volume 133 of Deeds, Page 12, under Auditor's No. 173578, records of Skagit County, Washington, to which reference is hereby made to the record for full particulars.

3. RESERVATIONS, PROVISIONS AND/OR EXCEPTIONS CONTAINED IN INSTRUMENT:

Executed By: Thomas J. and Davis D. Rounders, husband and wife

Recorded: December 1, 1975

Auditor's No.: 826845

Regarding: Road Maintenance

4. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

In Favor Of: Subject property and adjoining parcels

Recorded: March 21, 1978

Auditor's No. 875853

Purpose: Ingress, egress and utilities

Area Affected: A 25 foot strip of land of subject property

Said easement appears in other documents of record as a 20 foot strip of land.

5. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Skagit County Sewer District No. 2

Recorded: August 7, 1985

Auditor's No. 8508070043

Purpose: Side sewer easement

Area Affected: A 6 foot wide easement for side sewer along the line of said side sewer

6. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Skagit County Sewer District No. 2, a municipal corporation of Skagit County Washington

Recorded: August 7, 1985

Auditor's No. 8508070045

Purpose: Ingress and egress to pump station

Area Affected: Subject property

7. 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: June 23, 1999

Auditor's No.: 9906230151

8. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS

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DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT
PLAT/SURVEY:

Name: SHORT PLAT NO. 00-0262

Recorded: May 8, 2001

Auditor's No.: 200105080110

9. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE
LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS
DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT
PLAT/SURVEY:

Name: Survey

Recorded: November 12, 2003

Auditor's No.: 200311120291

Statutory Warranty Deed
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