

When recorded return to:

John McCanna and Melissa McCanna
2401 North Trumpeter Drive
Mount Vernon, WA 98273

STATUTORY WARRANTY DEED

CW Title and Escrow
Reference: 50009022-101

THE GRANTOR(S)
Kerry Dean and Kimberly R. Dean, husband and wife,

for and in consideration of
Ten Dollars and other valuable consideration (\$10.00)

in hand paid, conveys, and warrants to
John McCanna and Melissa McCanna, 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.

SUBJECT TO: 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.

PTN TRACTS 35 & 36, BIG LAKE WATERFRONT TRACTS

Abbreviated Legal: (Required if full legal not inserted above.)

Tax Parcel Number(s): P62011

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2021-4979

Oct 29 2021

Amount Paid \$18863.00
Skagit County Treasurer
By Marissa Guerrero Deputy

Dated: October 4, 2021

Kerry Dean
Kerry Dean

Kimberly R Dean
Kimberly R. Dean

STATE OF WASHINGTON
COUNTY OF ~~KING~~ Pierce KAP

I certify that I know or have satisfactory evidence that Kerry Dean and Kimberly R Dean 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: 6th day of October, 2021

Kristi Ann Pond
Signature

Notary Public - Kristi Ann Pond
Title WA State - Pierce county

My appointment expires: 09-09-2024

KRISTI ANN POND
NOTARY PUBLIC
STATE OF WASHINGTON
COMMISSION # 103642
COMMISSION EXPIRES 09/09/2024

Notarized online using audio-video communication

EXHIBIT A
LEGAL DESCRIPTION

Property Address: 23351 Oakland Lane, Mount Vernon, WA 98274
Tax Parcel Number(s): P62011

Property Description:

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 NORTH 55°38'56" WEST, A DISTANCE OF 52 FEET;
THENCE NORTH 30°00' EAST, A DISTANCE OF 20.73 FEET
TO A POINT ON THE SOUTHERLY LINE OF AN EXISTING 20 FOOT WIDE PRIVATE ROAD;

THENCE SOUTH 82°13'54" WEST ALONG THE SOUTHERLY LINE OF SAID PRIVATE ROAD, A DISTANCE OF 53.67 FEET;
THENCE NORTH 84°57'30" WEST 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. EPIIG, JR. AND SOMJA L. EPIIG, 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 NORTH 30°00' EAST ALONG THE SOUTHEASTERLY LINE OF SAID EPIIG 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 SOUTH 84°57'30" EAST 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 NORTH 82°13'54" EAST 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 NORTH 82°13'54" EAST, A DISTANCE OF 23.98 FEET;

THENCE NORTH 30°00' EAST, A DISTANCE OF 3.2 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION;
THENCE CONTINUING NORTH 30°00' EAST, 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 G LADYS R. MILLER, HIS WIFE, DATED SEPTEMBER 17, 1962 AND RECORDED SEPTEMBER 30, 1965 UNDER RECORDING NO. 672440; THENCE CONTINUING NORTH 30°00' EAST, A DISTANCE OF 70 FEET, MORE OR LESS, TO THE APPROXIMATE LINE OF ORDINARY HIGH WATER OF BIG LAKE; THENCE SOUTH 63°55'21" EAST ALONG THE APPROXIMATE LINE OF ORDINARY HIGH WATER