

**When recorded return to:**  
Kristina L. Tenney  
4310 Priest Point Dr NW  
Tulalip, WA 98271

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620050557

CHICAGO TITLE CO.  
620050557

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Craig H. Ford and Billie A. Ford, 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 Kristina L. Tenney, an unmarried woman

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.)

LTS 6 AND 7, BLK 3, SIMILK BEACH

Tax Parcel Number(s): P69237 / 4001-003-007-0008

Subject to:

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

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 2022-643

Feb 22 2022

Amount Paid \$7093.00

Skagit County Treasurer

By Lena Thompson Deputy

**STATUTORY WARRANTY DEED**  
(continued)

Dated: February 17, 2022

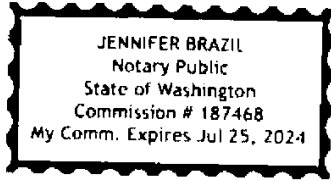
Craig H. Ford  
Craig H. Ford

Billie A. Ford  
Billie A. Ford

State of Washington  
County of Skagit

I certify that I know or have satisfactory evidence that  
Craig H. Ford and Billie A. Ford  
is/are the person(s) who appeared before me, and said person(s) acknowledged that  
(he/she/they) signed this of instrument and acknowledged it to be (his/her/their) free and voluntary act  
for the uses and purposes mentioned in this instrument.

Dated: February 18, 2022



Jennifer Brazil  
Name: Jennifer Brazil  
Notary Public in and for the State of Washington  
Residing at: Skagit County  
My appointment expires: 7-25-2024

**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P69237 / 4001-003-007-0008**

LOTS 6 AND 7, BLOCK 3, SIMILK BEACH, AS PER PLAT RECORDED IN VOLUME 4 OF PLATS, PAGE 51, RECORDS OF SKAGIT COUNTY, WASHINGTON

ALSO TOGETHER WITH ROAD RIGHT-OF-WAY VACATED BY RESOLUTION NO. R20040178 AKA LOCATED IN THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 8, TOWNSHIP 34 NORTH, RANGE 2 EAST, W.M., UNOPENED COUNTY RIGHT-OF-WAY BETWEEN LOTS 5 AND 6 OF BLOCK 3, APPROXIMATELY 100 FEET BY 10 FEET, OFF OF NORTH GREEN STREET. THAT PORTION OF SIMILK BEACH FILED IN VOLUME 4 OF PLATS AT PAGE 51, OF SKAGIT COUNTY, WASHINGTON, SIGNED OCTOBER 5, 1927, RECORDED UNDER AUDITOR'S FILE NO. 200405260083.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

**EXHIBIT "B"**  
Exceptions

1. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, 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 the Plat of Similk Beach:  
  
Recording No: 207637
2. Covenants, conditions, restrictions and easements 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: February 19, 1960  
Recording No.: 591417
3. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:  
  
In favor of: Craig Ford  
Purpose: Easement in gross reserved within the vacated right-of-way for all existing and future utilities, including extensions and improvements thereto, and recognition of any franchises of records  
Recording Date: May 26, 2004  
Recording No.: 200405260083
4. Septic Service Contract and the terms and conditions thereof:  
  
Recording Date: September 19, 2006  
Recording No.: 200609190103
5. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
  
Recording Date: May 8, 2007  
Recording No.: 200705080090  
Affects: Said premises
6. Maintenance Venture Agreement and the terms and conditions thereof:

**EXHIBIT "B"**

Exceptions  
(continued)

Recording Date: May 8, 2007  
Recording No.: 200705080091

7. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, 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 Survey:

Recording No: 201612300015

8. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
9. City, county or local improvement district assessments, if any.