



**202210170101**

10/17/2022 03:35 PM Pages: 1 of 2 Fees: \$204.50  
Skagit County Auditor

After recording return to:

BARRON SMITH DAUGERT, PLLC  
300 NORTH COMMERCIAL STREET  
BELLINGHAM, WASHINGTON 98225

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2022 4234  
OCT 17 2022

Amount Paid \$0  
By Skagit Co. Treasurer  
Deputy

DOCUMENT TITLE: **STATUTORY WARRANTY DEED**

REFERENCE NUMBER OF RELATED DOCUMENT: 201311270113; 201710160206

GRANTOR(S): **GERALD L. McCLELLAN, also known as JERRY L. McCLELLAN, as his separate property**

GRANTEE(S): **TYRONE L. McCLELLAN, a married man as his separate property**

ABBREVIATED LEGAL DESCRIPTION: **PTN LOTS 10 & 11, BIG LAKE WATERFRONT TRACTS**

ADDITIONAL LEGAL DESCRIPTION ON: **PAGE(S) 1, 2**

ASSESSOR'S TAX PARCEL NUMBER(S): **3862-000-011-0008 / P61968**

**STATUTORY WARRANTY DEED**

THE GRANTOR, GERALD L. McCLELLAN, also known as JERRY L. McCLELLAN, as his separate property, in consideration of love and affection only, no monetary consideration, warrants and conveys to TYRONE L. McCLELLAN, a married man as his separate property, all of his interest in the following described real estate, situated in the County of Skagit, State of Washington:

PARCEL A:

The Northerly 60 feet of Lot 11 (as measured along Big Lake Boulevard), "BIG LAKE WATER FRONT TRACTS, SKAGIT COUNTY, WASHINGTON", as per plat recorded in Volume 4 of Plats, page 12, records of Skagit County, Washington,

EXCEPT therefrom that portion described as follows:

Beginning at the Westerly corner common to Lots 10 and 11;  
thence South 24°25'00" East, 20.00 feet along the margin of Big Lake Boulevard;  
thence North 65°35'00" East, 134.00 feet parallel with the Northerly line of said Lot 10;  
thence North 20°35'00" East, 28.29 feet to the South line of said Lot 10;  
thence South 65°35'00" West along said South line, 154 feet to the true point of beginning.

Situate in County of Skagit, Washington.

PARCEL B:

That portion of Lot 10, 'BIG LAKE WATER FRONT TRACTS, SKAGIT COUNTY, WASHINGTON', as per plat recorded in Volume 4 of Plats, page 12, records of Skagit County, Washington, described as follows:

Beginning at the Westerly corner common to Lots 10 and 11;  
thence South 24°25'00" East, 20.00 feet along the margin of Big Lake Boulevard;  
thence North 65°35'00" East, 134.00 feet parallel with the Northerly line of said Lot 10;  
thence North 20°35'00" East, 28.29 feet to the South line of said Lot 10, and the true point of beginning;  
thence continuing North 20°35'00" East, 28.28 feet to the South line of the North 80.00 feet of said Lot 10, as measured at right angles to the Northerly line of said Lot 10;  
thence North 65°35'00" East along said South line to the Easterly line of said Lot 10, on the shoreline of Big Lake;  
thence Southeasterly along the said Easterly line to the South line of said Lot 10;  
thence South 65°30'00" West along the South line to the true point of beginning.

TOGETHER WITH second class shorelands as conveyed by the State of Washington, situate in front of, adjacent to or abutting upon the Northerly 60 feet of Lot 11 and the Southerly 20 feet of Lot 10, 'BIG LAKE WATER FRONT TRACTS, SKAGIT COUNTY, WASHINGTON'.

Situate in County of Skagit, State of Washington.

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.

Assessor's Tax Parcel Number: 3862-000-011-0008 / P61968

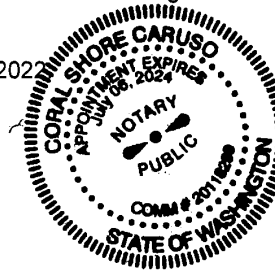
DATED this 13<sup>th</sup> day of October, 2022.

Gerald L. McClellan  
GERALD L. McCLELLAN

STATE OF WASHINGTON     )  
  ) ss.  
COUNTY OF WHATCOM     )

I hereby certify that I know or have satisfactory evidence that GERALD L. McCLELLAN, also known as JERRY L. McCLELLAN, is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes therein mentioned.

DATED: October 13, 2022



Coral Shore Caruso  
NOTARY PUBLIC in and for the State of Washington  
Residing in Bellingham  
My appointment expires: 7/6/2024