



202509300109

09/30/2025 03:10 PM Pages: 1 of 4 Fees: \$306.50
Skagit County Auditor

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20253210
SEP 30 2025

Amount Paid \$15,525.00
Skagit Co. Treasurer
By KO Deputy

Filed for Record at the Request of:
CSD Attorneys at Law P.S.
1500 Railroad Avenue
Bellingham, WA 98225

STATUTORY WARRANTY DEED

Grantor(s): RICHARD C. & CHERYL A. TESARIK
Grantee(s): JOHN MCCANNA & MELISSA A. MCCANNA
Abbreviated Legal: PTN TRACTS 35 AND 36, BIG LAKE WATERFRONT TRACTS
Tax Parcel No(s): P62012
Ref. No(s): N/A

The Grantors, RICHARD C. & CHERYL A. TESARIK, for and in consideration of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration in hand paid, convey and warrant to Grantee, JOHN MCCANNA & MELISSA MCCANNA, the following described real estate, situated in the County of Whatcom, State of Washington:

SEE **EXHIBIT A**, ATTACHED HERETO AND MADE A PART HEREOF.

DATED this 30th day of September, 2025.

GRANTOR:


RICHARD C. TESARIK

GRANTOR:


CHERYL A. TESARIK

STATE OF WASHINGTON)

) ss.

COUNTY OF WHATCOM)

On this day personally appeared before me RICHARD C. TESARIK, to me known to be the individual, or individuals described in and who executed the within and foregoing instrument, and acknowledged that they signed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 30 day of September, 2025.




 Print Name: Seth A. Woolson
 NOTARY PUBLIC in and for the
 State of Washington, Residing at Lynden
 My Commission Expires: 2-9-27

STATE OF WASHINGTON)

) ss.

COUNTY OF WHATCOM)

On this day personally appeared before me CHERYL A. TESARIK, to me known to be the individual, or individuals described in and who executed the within and foregoing instrument, and acknowledged that they signed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 30th day of September, 2025.




 Print Name: Seth A. Woolson
 NOTARY PUBLIC in and for the
 State of Washington, Residing at Lynden
 My Commission Expires: 2-9-27

**EXHIBIT A
LEGAL 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:

BEGINNING 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 AF# 573383; THENCE N 55°38'56"W, A DISTANCE OF 52.00 FEET; THENCE N 30°00'E, A DISTANCE OF 20.73 FEET TO A POINT ON THE SOUTHERLY LINE OF AN EXISTING 20 FOOT WIDE PRIVATE ROAD; THENCE S 82°13'54"W ALONG THE SOUTHERLY LINE OF SAID PRIVATE ROAD, A DISTANCE OF 53.67 FEET; THENCE N 84°57'30"W 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. EPPIG, JR. AND SOMJA L. EPPIG, 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 AF#622637; THENCE S 30°00'W ALONG THE SOUTHEASTERLY LINE OF SAID EPPIG TRACT, A DISTANCE OF 51.49 FEET TO A POINT ON THE CURVE OF THE NORTHEASTERLY RIGHT OF WAY LINE OF THAT COUNTY ROAD KNOWN AS WEST BIG LAKE BOULEVARD, AT WHICH POINT THE TANGENT TO SAID CURVE BEARS S 49°05'22"E; THENCE SOUTHEASTERLY ALONG SAID CURVE, HAVING A RADIUS OF 542.96 FEET, AN ARC DISTANCE OF 62.16 FEET TO COUNTY ENGINEERS STATION P.T. 83+27.40; THENCE S 55°38'56"E ALONG SAID NORTHEASTERLY RIGHT OF WAY LINE OF SAID COUNTY ROAD, A DISTANCE OF 22.60 FEET TO COUNTY ENGINEERS STATION 83+50; THENCE N 34°21'04"E ALONG SAID NORTHEASTERLY RIGHT OF WAY LINE OF SAID COUNTY ROAD, A DISTANCE OF 30.00 FEET; THENCE S 55°38'56"E ALONG SAID NORTHEASTERLY RIGHT OF WAY LINE OF SAID COUNTY ROAD, A DISTANCE OF 45.55 FEET TO THE MOST WESTERLY CORNER OF SAID TRACT CONVEYED TO ELDON DEMEYER; THENCE N 42°23'E ALONG THE NORTHWESTERLY LINE OF SAID TRACT CONVEYED TO ELDON DEMEYER, A DISTANCE OF 69.19 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION.

TOGETHER WITH 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:

BEGINNING 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 AF# 573383; THENCE N 55°38'56"W, A DISTANCE OF 52.00 FEET; THENCE N 30°00'E, A DISTANCE OF 20.73 FEET TO A POINT

ON THE SOUTHERLY LINE OF AN EXISTING 20 FOOT WIDE PRIVATE ROAD; THENCE S 82°13'54" W ALONG THE SOUTHERLY LINE OF SAID PRIVATE ROAD, A DISTANCE OF 53.67 FEET; THENCE N 84°57'30"W 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. EPPIG, JR. AND SOMJA L. EPPIG, 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 AF#622637; THENCE N 30°00'E ALONG THE SOUTHEASTERLY LINE OF SAID EPPIG 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 THAT 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 AF#624342; THENCE S 84°57'30"E 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 N 82°13'54"E 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 N 82°13'54"E, A DISTANCE OF 23.98 FEET; THENCE N 30°00'E, A DISTANCE OF 3.2 FEET; THENCE S 60°00'E, A DISTANCE OF 60.22 FEET; THENCE S 42°23'00"W, A DISTANCE OF 57.61 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH AND SUBJECT TO RIGHT OF WAY AND EASEMENT OVER THAT 20 FOOT WIDE PRIVATE ROAD AS IT NOW EXISTS ACROSS TRACTS 34, 35 AND 36 OF SAID PLAT, FOR ACCESS TO THAT COUNTY ROAD KNOWN AS WEST BIG LAKE BOULEVARD.

CONTAINING 16,016 SQUARE FEET.

SITUATE IN SKAGIT COUNTY, WASHINGTON.