

When recorded return to:
Kirk C. Bailey and Shannon L. Beasley-Bailey
7051 19th Ave NE
Seattle, WA 98115



201805310065

05/31/2018 01:31 PM Pages: 1 of 3 Fees: \$76.00
Skagit County Auditor

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620034042

CHICAGO TITLE
620034042

STATUTORY WARRANTY DEED

THE GRANTOR(S) Pamela E. Nixon, an unmarried person

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Kirk C. Bailey and Shannon L. Beasley-Bailey, a married couple

the following described real estate, situated in the County of Skagit, State of Washington:

The West ½ of Lot 3 and all of Lots 4 and 5, Block 3, "G. KELLOGG'S ADDITION TO THE CITY OF ANACORTES, WASH.," as per plat recorded in Volume 1 of Plats, page 39, records of Skagit County, Washington.

TOGETHER WITH the North ½ of vacated alley adjoining said lots to the South.

Situate in the City of Anacortes, County of Skagit, State of Washington.

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

Tax Parcel Number(s): P57840 / 3801-003-005-0004

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20182273
MAY 31 2018

Amount Paid \$ 9,350.⁰⁰
Skagit Co. Treasurer
By *mlm* Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: May 29, 2018

Pamela E Nixon
Pamela E. Nixon

State of WASHINGTON
County of SKagit

I certify that I know or have satisfactory evidence that Pamela E Nixon
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/hers/their) free and voluntary act
for the uses and purposes mentioned in this instrument.

Dated: May 31, 2018



Martin E Lehr
Name: Martin E LEHR
Notary Public in and for the State of WA
Residing at: La Conner
My appointment expires: 2-9-19

EXHIBIT "A"
Exceptions

1. Reservation contained in instrument recorded July 15, 1969, under Auditor's File No. 583156, as follows:

"Provided, however, that the City of Anacortes reserves for itself forever the right to go upon said alley for the purposes of excavation for sewer, water pipes, electric light and power wires and poles, telephone wires, and poles, and to lay sewer pipes, water pipes, electric light and power conduits and maintain, repair, renew and replace the same and perform any and all work in connection therewith appropriate for the welfare of the public."
2. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: City of Anacortes
Purpose: Water pipe line
Recording Date: July 9, 1956
Recording No.: 538458
3. Reservation contained in Deed from Douglas D. Colglazier and Kathy L. Colglazier, husband and wife, including the terms, covenants and provisions thereof

Recording Date: August 18, 2000
Recording No.: 200008180049
4. Public or private easements, if any, over vacated portion of said premises.
5. City, county or local improvement district assessments, if any.
6. Assessments, if any, levied by the City of Anacortes.