

P61828, P32384; P61829 When Recorded Return To:

Joseph D Bowen, Attorney at Law P.S.

401 S. 2nd Street

Mount Vernon, WA

202102170127

02/17/2021 01:53 PM Pages: 1 of 3 Fees: \$105.50
Skagit County Auditor

Document: Statutory Warranty Deed

Grantors: DIANNE E. VENDETTI

Grantees: STEVEN F. NELSON AND TARA M. DOWD

Property Address: 4525 Anaoco Beach Road, Anacortes, WA

Abbreviated Description: ANACO BEACH LOT 11,12, PTN OF LOT 3

Property ID#: P61828, P32384; P61829

STATUTORY WARRANTY DEED

KNOW ALL BY THESE PRESENTS that the Grantor DIANNE E. VENDETTI, an unmarried person, for and in consideration of \$10.00, now warrants and conveys to STEVEN F. NELSON and TARA M. DOWD, a marital community, all right, title, and interest in the following described real estate:

ATTACHED

Situated in Skagit County, Washington.

WITNESS MY HAND THIS 14 day of Feb, 20 21.

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

WA-682
FEB 17 2021

Amount Paid \$
Skagit Co. Treasurer
By MA Deputy

Diane E. Vendetti
DIANE E. VENDETTI

NOTARY ACKNOWLEDGMENT

I certify that I know or have satisfactory evidence that DIANE E. VENDETTI appeared and acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in this instrument.

DATED THIS 16th day of Feb, 2021.



NOTARY PUBLIC

State of Washington.

My Commission Expires 9/24/24

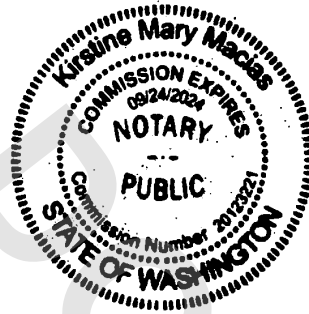


EXHIBIT A - LEGAL DESCRIPTION**P61828, P32384; P61829**

Residence and tracts located at 4525 Anaco Beach Road, Anacortes, Washington 98221 and legally described as follows:

Tracts 11 and 12, "Anaco Beach" according to the plat thereof recorded in Volume 5 of Plats, page 4, records of Skagit County, Washington;

TOGETHER WITH the Southeasterly 20 feet of the following described tract:

That portion of Tract 3, Plate 3, Anacortes Tidelands lying in front of Anaco Beach in Government Lot 3, Section 27, Township 35 North, Range 1 East, W.M., described as follows:

Beginning at a point on the Northeasterly side of said Tract 3, which point is also the most westerly comer of Lot 10, Anaco Beach, and thence running Southwesterly to a point on the Southwesterly side of said Tract 3, said point also being a point on the Inner Harbor line which is South 29°23 '45" East 22.44 feet from the point of the intersection of said Inner Harbor line and the West line of said Tract 3; thence South 29°23'45" East 54.32 feet along said Southwesterly side of said Inner Harbor line; thence Northeasterly to a point on the Northeasterly side of said Tract 3 which is South 50° 15' East 20 feet from the most Westerly comer of Lot 11, Anaco Beach, and thence Northwesterly along said Northeasterly side 80 feet, more ofless, to the Point of Beginning, all as shown on the official maps of Anacortes Tidelands on File in the Office of the Commissioner of Public Lands at Olympia, Washington.

Also that portion of Tract 3, Plate 3, Anacortes Tidelands lying in front of part of Lot 3, Section 27, Township 35 North, Range 1 East, W.M., described as follows:

Beginning at a point on the Northeasterly side of said Tract 3, which point is also the most southerly point of Lot 12 of Anaco Beach; thence running Southwesterly to a point on the Southwesterly side of said Tract 3, also on the Inner Harbor line, which is South 29°43 '45" East 144.65 feet from the intersection of said Inner Harbor line with the West line of said Tract 3; thence North 29°23 '45" West along said Inner Harbor line 67.89 feet; thence Northeasterly to a point on the Northeasterly side of said Tract 3 which is South 50°15' East 20 feet from the most Westerly comer of Lot 11, of said Anaco Beach; thence South 50° 15' East 100 feet to said Point of Beginning.

The above described tidelands are as shown on the official Maps of the Anacortes Tidelands on file in the Office of the Commissioner of Public Lands at Olympia, Washington.