



**202309070052**

09/07/2023 02:24 PM Pages: 1 of 3 Fees: \$205.50  
Skagit County Auditor

WHEN RECORDED MAIL TO:  
Steven Nelson  
4603 Anaco Beach Road  
Anacortes, Washington 98221

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2023-1974  
SEP 07 2023

Amount Paid \$0  
Skagit Co. Treasurer  
By  Deputy

## QUIT-CLAIM DEED

STEVEN F. NELSON and TARA M. DOWD, of ANACORTES, SKAGIT COUNTY, WASHINGTON, (hereinafter "Grantors"), hereby convey and quit claim to:

ANACO25 LLC (hereinafter "Grantee"), for ten dollars (\$10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged, the following described tract of land Skagit County, State of Washington, to wit:

Parcel Numbers: P61828, P61829, P32384,

### LEGAL DESCRIPTION

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

Tracts 11 and 12, "ANACO BEACH, SKAGIT COUNTY, WASHINGTON," as per plat 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, 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 corner 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 degrees 22'45" East 22.44 feet from the point of the intersection of said Inner Harbor line and West line of said

Tract 3; thence South 29 degrees 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 Tract 3 which is South 50 degrees 15' East 20 feet from the most Westerly corner of Lot 11, Anaco Beach, and thence Northwesterly along said Northeasterly side 80 feet, more or less, 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 degrees 23'45" East 144.65 feet from the intersection of said Inner Harbor line with the West line of said Tract 3; thence North 29 degrees 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 degrees 15' East 20 feet from the most Westerly corner of Lot 11, of said Anaco Beach; thence South 50 degrees 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.

Situate in the County of Skagit, State of Washington.

Witness the hand of said grantors, this 31 day of August, 2023.

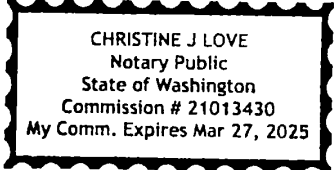
Steven F. Nelson  
STEVEN F. NELSON, Grantor

Tara M. Dowd  
TARA M. DOWD, Grantor

STATE OF Washington

COUNTY OF Snohomish : ss

On the 31 day of August, 2023, personally appeared before me, acknowledged to me that they executed the same.



My commission expires

March 27, 2025

Christine J. Love  
Notary Public