



199912100152

Kathy Hill, Skagit County Auditor

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When Recorded Return To:
ISLAND TITLE COMPANY
P. O. BOX 1228
ANACORTES, WA 98221

Escrow No. AE-6750J

SA 19183

LPB-10

Statutory Warranty Deed

Assessor's Tax Parcel ID#: 3858-000-007-0208 R61819 & P32390; P32386

THE GRANTOR LAWRENCE M. KATSEL and NANCY L. KATSEL, husband and wife
for and in consideration of FOUR HUNDRED THOUSAND AND NO/100 (\$400,000.00)
DOLLARS

in hand paid, conveys and warrants to STEVEN F. NELSON and TARA M. DOWD,
husband and wife the following described real estate, situated in
the County of Skagit, State of Washington:

Ptn Lots 6 & 7, ANACO BEACH

Complete legal as shown on Exhibit "A" attached hereto and made a
part hereof by this reference.

SUBJECT TO: Restrictions, reservations and easements of record.

DATED: December 6, 1999

32844

SKAGIT COUNTY WASHINGTON

Real Estate Excise Tax

PAID

LAWRENCE M. KATSEL

DEC 10 1999

NANCY L. KATSEL

Amount Paid \$7,120.00

Skagit County Treasurer

DC Deputy

State of Washington

County of Skagit

} ss.

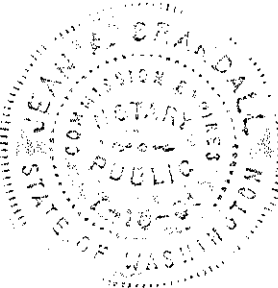
I certify that I know or have satisfactory evidence that LAWRENCE M.
KATSEL NANCY L. KATSEL is/are the person(s) who appeared before me,
and said person(s) acknowledged that they signed this instrument and
acknowledged it to be their free and voluntary act for the uses and
purposes mentioned in this instrument.

Dated

12-8-99

JEAN A. CRANDALL

Notary Public in and for the State of
Washington, residing at
My appointment expires: 7-15-01



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EXHIBIT "A"

That portion of Tract 7, ANACO BEACH, as per plat recorded in Volume 5 of Plats, page 4, records of Skagit County, Washington, described as follows:

Beginning on the Northwestern line of said Tract 7, 185 1/2 feet Southwesterly from the Northwest corner of said lot, the same being the Southwesterly point of tract sold to Charles Stanton Schork and Linda Louise Schork, husband and wife, under Real Estate Contract, dated May 5, 1965, and recorded July 9, 1965, under Auditor's File No. 668771;

thence Southwesterly along the Northwestern line of Lot 7 to the Southwest corner of said lot;

thence Southeasterly along the Southwesterly line of said lot to the Southeast corner of said lot;

thence Northeasterly along the Southeasterly line of Lot 7 to the Southeast corner of the aforementioned Schork Tract;

thence Northwesterly along the Southwesterly line of the Schork Tract to the point of beginning;

TOGETHER WITH the Southeasterly 20 feet of Tract 6, ANACO BEACH, as per plat recorded in Volume 5 of Plats, page 4, records of Skagit County, Washington, adjoining the above described tract;

ALSO TOGETHER WITH that portion of the following described tidelands which adjoin the Southeasterly 20 feet of Lot 6, ANACO BEACH, as per plat recorded in Volume 5 of Plats, page 4, records of Skagit County.

That portion of Tracts 2 and 3, Plate 3, ANACORTES TIDELANDS, lying in front of Government Lot 3, Section 27, Township 35 North, Range 1 East of the Willamette Meridian, as shown on the official map on file in the office of the Commissioner of Public Lands in Olympia, Washington, described as follows:

Beginning at a point on the Northeasterly side of said Tract 3, which point is also the most Westerly point of Lot 6 of ANACO BEACH;

thence run Southwesterly to a point on the Southwesterly side of said Tract 2, also the inner harbor line, which is North 29°23'45" West a distance of 140.56 feet from the intersection of said inner harbor line with the East line of said Tract 2;

thence South 29°23'45" East along said inner harbor line a distance of 95.08 feet;

thence Northeasterly to a point on the Northeasterly side of said Tract 3 which is North 52°33' West a distance of 40.02 feet from the most Southerly corner of said Lot 8 of said ANACO BEACH;

thence North 52°33' West 140.07 feet to said point of beginning.

continued



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EXHIBIT "A"
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AND ALSO TOGETHER WITH the grantors undivided interest in:

The Northwesterly 20 feet of Tract 8, in ANACO BEACH, as per plat recorded in Volume 5 of Plats, page 4, records of Skagit County, Washington:

ALSO that portion of the following described tidelands which adjoin Lot 7 and the Northwesterly 20 feet of Lot 8 of said ANACO BEACH:

That portion of Tracts 2 and 3, Plate 3, Anacortes tidelands, lying in front of Government Lot 3, Section 27, Township 35 North, Range 1 East of the Willamette Meridian, described as follows:

Beginning at a point on the Northeasterly side of said Tract 3, which point is also the most Westerly point of Lot 6 of ANACO BEACH;
thence run Southwesterly to a point on the Southwesterly side of said Tract 2, also on the inner harbor line, which is North $29^{\circ}23'45''$ West a distance of 140.56 feet from the intersection of said inner harbor line with the East line of said Tract 2;
thence South $29^{\circ}23'45''$ East along said inner harbor line a distance of 95.08 feet;
thence Northeasterly to a point on the Northeasterly side of said Tract 3 which is North $52^{\circ}33'$ West 40.02 feet from the most Southerly corner of said Lot 8 of said ANACO BEACH;
thence North $52^{\circ}33'$ West a distance of 140.07 feet to said point of beginning.

Situate in Skagit County, Washington.

- END OF EXHIBIT "A" -



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