

When Recorded Return to:

Elliott W Johnson Inc PS
711 S. First St
Mount Vernon, WA 98273



200002230011
Kathy Hill, Skagit County Auditor
2/23/2000 Page 1 of 3 9:22:12AM

Warranty Deed

33977
SKAGIT COUNTY WASHINGTON
Real Estate Division

Grantor(s):

John Cunningham

FEB 23 2000

☐ Additional names on page
____ of document

Amount Paid \$2225.00
Skagit Co. Treasurer
By *Ln* Deputy

Grantee(s):

Kathryn E. Boeholt and Randy Boeholt

☐ Additional names on page
____ of document

Legal Description (abbreviated):

Ptn Lot 7 ANACO BEACH tgw tidelands

☒ Additional legal
description on page ____ of
document

Assessor's Tax Parcel Number:

3858-000-007-0000 R61817
3858-000-008-0009 R61820
3858-000-006-0001 R61815
350127-0-034-0007 R32387

Reference (Auditor File Numbers
of Documents assigned, released or
amended:

N/A

Warranty Deed

Page 1

C:\HOME\EWJ\Katsel\Deed to Kathryn.912
12/9/99 9:51

Elliott W. Johnson Inc. P.S.
711 South First Street
Mount Vernon, WA 98273
(360) 336-6502 Fax 336-5616
Email Info@EWJLaw.com

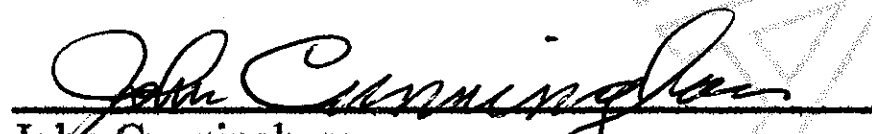
Warranty Deed

For and in consideration of One Hundred Twenty-Five Thousand Dollars and No Cents (125,000.00), the receipt and adequacy of which are hereby acknowledged, **John Cunningham**, a married man as his separate property ("Grantor") conveys and warrants to **Kathryn E. Boeholt and Randy Boeholt**, husband and wife ("Grantee") the following described real estate, situated in the County of Skagit, State of Washington: an undivided one-half interest

Attached as Schedule "C"

SUBJECT TO the following specific encumbrances only: City of Anacortes LID#203 Account #203-005.


January 4, 2000
Dated as of ~~December~~ January 4, 2000.


John Cunningham,
a married man as his separate property

State of Washington)) ss.
County of Skagit)

I certify that I know or have satisfactory evidence that John Cunningham, a married man as his separate property appeared before me and acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: 1-4-00.


Notary Public Janice M. Nelson
My appointment expires: 4-1-01

Warranty Deed

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12/9/99 9:51

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The land referred to herein is situated in the County of Skagit, State of Washington, and is described as follows:

PARCEL "A":

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

Commencing at the Northwestern line of said Lot 7 at a point that is 85.5 feet Southwesterly from the Northwest corner of said Lot, the same being the Southwesterly point of Tract sold to Elmer E. Dennis et ux under real estate contract dated February 15, 1965 and recorded March 1, 1965, in the office of the Auditor of Skagit County, Washington, under Auditor's File No. 662697;

thence Southwesterly along the Northwestern line of Lot 7 100 feet; thence at right angles to the Northwestern line of Lot 7 Southeasterly to the Southeasterly line of said Lot; thence Northeasterly along the Southeasterly line of Lot 7 100 feet to the Southeast corner of the aforementioned Dennis Tract; thence Northwesternly at right angles along the Southwesterly line of the Dennis Tract to the Point of Beginning;

TOGETHER WITH that portion of the Southeasterly 20 feet of Lot 6 of said plat adjoining the above described tract and lying between the extended Southwesterly and Northeasterly lines thereof.

PARCEL "B":

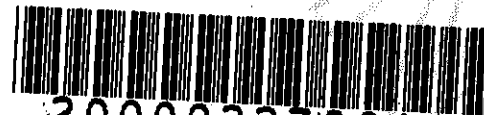
An undivided 1/8th interest in the following described premises:

The Northwesternly 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 Northwesternly 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, W.M., 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 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 95.08 feet; thence Northeasterly to a point on the Northeasterly side of said Tract 3 which is North 52° 33' West 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.



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