



200402100044

Skagit County Auditor

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After recording return document to:

City of Anacortes Public Works
P.O. Box 547
City Hall 6th & Q Avenue
Anacortes, WA 98221-0547

Document Title:

Warranty Deed

Grantor(s):

Lawrence D. Nelson and Amber L. Nelson

Grantee:

City of Anacortes

Legal Description:

Ptn. NE SW, Sec. 25, T35N, R1EWM

Additional Legal Description is on:

Attached Exhibit "A"

Assessor's Tax Parcel Numbers:

350125-0-087-0005 (P32073)

WARRANTY DEED

596
SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax
PAID

FEB 10 2004

IN THE MATTER OF:

CITY OF ANACORTES
H AVENUE IMPROVEMENT PROJECT
Parcel No. P32073

Amount Paid \$
By: Skagit County Treasurer Deputy

THE GRANTORS, LAWRENCE D. NELSON and AMBER L. NELSON, as husband and wife, for and in consideration of the sum of ZERO AND NO/100 (\$0.00) DOLLARS, and other valuable consideration, hereby convey and warrant to the CITY OF ANACORTES, the following described real estate, situated in Skagit County, in the State of Washington, to the same extent and purpose as if the rights herein granted had been acquired under Eminent Domain statutes of the State of Washington:

Legal Description:

See Exhibit A attached hereto and made a part hereof.

All situate in the City of Anacortes, Skagit County, Washington

Conveying approximately 1,812 square feet more or less

Also, the Grantors requests the Assessor and Treasurer of said County to set over to the remainder of the hereinabove described the lien, of all unpaid taxes, if any, affecting the real estate herein conveyed, as provided for by RCW 84.60.070.

It is understood and agreed that delivery of this deed is hereby tendered and that the terms and obligations hereof shall not become binding upon the City of Anacortes unless and until accepted and approved hereon in writing for the City of Anacortes, by the mayor of the City of Anacortes.

Dated this 26th day of January, 2004.

GRANTOR:

By: Lawrence D Nelson

By: Amber Nelson

Print Name: Lawrence D Nelson

Print Name: Amber Nelson

STATE OF WASHINGTON

COUNTY OF SKAGIT

I certify that I know or have satisfactory evidence that Lawrence D. Nelson
and Amber Nelson signed this instrument, on oath stated that (he/she/they) (was/were)
authorized to execute the instrument and acknowledged it to be the free and voluntary act of such party for the uses and
purposes mentioned in the instrument.



Dated: January 26, 2004

Notary Signature: Kathy J. Andersen

Notary Public in and for the State of Washington

Notary (print name): Kathy J. Andersen

Residing at: Whitman County

My appointment expires: 3-8-07

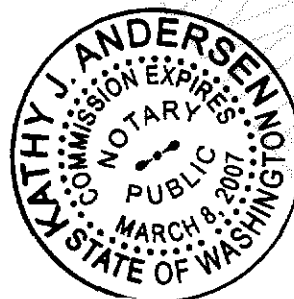
Dated this 27 day of JANUARY, 2004.

CITY OF ANACORTES

H. Dean Maxwell
H. Dean Maxwell, Mayor

Approved as to form:

I. L. Munce
Ian Munce, City Attorney



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EXHIBIT A

RIGHT-OF-WAY ACQUISITION
SKAGIT COUNTY ASSESSOR'S
PARCEL NUMBER P-32073

THE WEST 10 FEET OF THE EAST 30 FEET OF THE FOLLOWING DESCRIBED
PROPERTY:

PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF
SECTION 25, TOWNSHIP 35 NORTH, RANGE 1 EAST OF THE WILLAMETTE
MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 116.5 FEET NORTH OF THE SOUTHEAST
CORNER OF SAID NORTHEAST QUARTER OF THE SOUTHWEST
QUARTER;

THENCE WEST 577.1 FEET;
THENCE NORTH 281.2 FEET;
THENCE EAST 577.1 FEET;
THENCE SOUTH 281.2 FEET TO PLACE OF BEGINNING;

EXCEPT THE NORTH 100 FEET OF THE EAST 291 FEET THEREOF.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.



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