

AFTER RECORDING MAIL TO:

Vicki McManus
408 5th Street
Anacortes, WA 98221



200410130170
Skagit County Auditor

10/13/2004 Page 1 of 2 2:23PM

Filed for Record at Request of
Land Title Company Of Skagit County
Escrow Number: 112243-pae

LAND TITLE OF SKAGIT COUNTY

Statutory Warranty Deed

Grantor(s): Ryan G. Kidder and Mallory Kidder

Grantee(s): Vicki McManus

Abbreviated Legal: A ptn of Lots 13-18, Blk 4, Bowmans Central Ship Harbor.

Assessor's Tax Parcel Number(s): P56778/3776-004-018-0008

THE GRANTOR Ryan G. Kidder and Mallory Kidder, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Vicki McManus, a single person the following described real estate, situated in the County of Skagit, State of Washington.

The East 54 feet and the North 10.75 feet of Lots 13 through 18, inclusive,
REARRANGEMENT OF BLOCK FOUR OF BOWMAN'S CENTRAL SHIP HARBOR
WATER FRONT PLAT OF ANACORTES," as per plat recorded in Volume 3 of Plats, page 14, records of Skagit County, Washington.

TOGETHER WITH that portion of vacated alley and vacated Broadway Avenue adjacent thereto, which was attached to said premises by operation of law.

5551

Situate in the County of Skagit, State of Washington.

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

SUBJECT TO: SEE ATTACHED SCHEDULE B-1.

OCT 13 2004

Dated October 11, 2004

Ryan G. Kidder

Mallory Kidder

Amount Paid \$ 5980⁸⁰
Skagit Co. Treasurer
By Deputy

STATE OF Washington
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that **Ryan G. Kidder and Mallory Kidder**
the person(s) who appeared before me, and said person(s) acknowledged that he/she/they
signed this instrument and acknowledge it to be his/her/their free and voluntary act for the
uses and purposes mentioned in this instrument.

Dated: 10/12/04



Notary Public in and for the State of Ida
Residing at Duncan Island
My appointment expires: 4/28/07

EXCEPTIONS:

A. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee:	Wayne E. Palmer and Cheryl A. Palmer, husband and wife
Purpose:	For pedestrian and green belt purposes only
Area Affected:	The North 10.75 feet of Lots 13 to 18, inclusive, EXCEPT the Easterly 54 feet thereof.
Dated:	December 23, 1983
Recorded:	December 28, 1983
Auditor's No.:	8312280034



200410130170
Skagit County Auditor