



200703070091

Skagit County Auditor

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4 11:40AM

Document Title:

Deed

Reference Number:

9605150113

Grantor(s):

☐ additional grantor names on page ____

1. Nelson, Raymond L
2. Nelson, Helen C

Grantee(s):

☐ additional grantee names on page ____

1. Nelson, Kim E
- 2.

Abbreviated legal description:

☐ full legal on page(s) ____

ptN BLS 20456 mckenna &
Elliott 2nd Add etal

Assessor Parcel / Tax ID Number:

☐ additional tax parcel number(s) on page ____

P71174

FILED AT REQUEST OF/
WHEN RECORDED RETURN TO:
Harwood Bannister
415 Pine Street
Mount Vernon, WA 98273

Kim Nelson
1140 Bayview Edison Rd
MT Vernon, WA 98273

Re-Record to correct legal
Re-Record to correct name
LAND TITLE COMPANY OF SKAGIT COUNTY

JERRY MCINTURFF
SKAGIT COUNTY AUDITOR

'94 JUN 14 P2:09

9406140081

WARRANTY DEED

9605150113

RECORDED
REQUEST OF

THE GRANTORS, RAYMOND L. NELSON and HELEN C. NELSON, husband and wife, for and in consideration of Ten Dollars and other valuable considerations, convey and warrant to ~~KIMBERLY E. NELSON~~, a single man, the GRANTEE, the following described real property situate in Skagit County, Washington:

Kim E Nelson

Described in Exhibit A attached hereto.

DATED this 7 day of June, 1994.

SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax
Paid

MAY 15 1996

Amount Paid \$
By: Skagit County Treasurer
Deputy

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
RAYMOND L. NELSON

FEB 15 2007

Amount Paid \$
By: Skagit Co. Treasurer
Deputy

STATE OF WASHINGTON)

COUNTY OF SKAGIT)

HELEN C. NELSON

96
MAY 15
PA 102

I certify that I know or have satisfactory evidence that RAYMOND L. NELSON and HELEN C. NELSON signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in the instrument.

DATED: June 7, 1994

Harwood Bannister

Harwood Bannister

(print name)

Notary Public

My Commission Expires: Jan 3, 1998

OFFICIAL SEAL
HARWOOD BANNISTER
NOTARY PUBLIC - WASHINGTON
My Comm. Exp. JANUARY 03, 1998



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SKAGIT COUNTY WASHING.
Real Estate Excise Tax

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JUN 14 1994

Amount Paid \$
By: Skagit Co. Treasurer
Deputy

Warranty Deed - 1
vlt\nelson2.ded

BK1549PG0225

BK1341PG0133

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9406140081

EXHIBIT A

That portion of Blocks 20 and 56, "Plat of McKenna and Elliott, the Second Addition to the Town of Bay View, Skagit County, State of Washington," according to the recorded plat thereof in the office of the Auditor of Skagit County, Washington, in Volume 3 of Plats, page 19, TOGETHER WITH those portions of vacated West Avenue and "G" Avenue that are contained within the following described tract:

Beginning at a point on the East side of Block 20 and the West side of First Street, which point bears South 20°44'10" East along said East side of Block 20 and said West side of First Street, a distance of 300 feet from the Southeast corner of Block 5 of "A. SEIGFREID'S FIRST ADDITION TO THE TOWN OF BAY VIEW," according to the recorded plat thereof in the office of the Auditor of Skagit County, Washington, in Volume 1 of Plats, page 11, thence South 68°58'20" West, a distance of 110 feet to the True Point of Beginning of this description; thence South 20°44'10" East, a distance of 100 feet to a point on the center line of vacated "G" Avenue; thence South 68°58'20" West along the centerline of vacated "G" Avenue to a point on the government meander line or the line of ordinary high tide, whichever line is farthest out; thence Northwesterly along said government meander line or the line of ordinary high tide, whichever is farthest out, to a point which bears South 68°58'20" West from the true point of beginning of this description; thence North 68°58'20" East to the True Point of Beginning of this description.

Tract 57, PLAT OF BAY VIEW, (McKenna & Elliott's Second Addition) as per plat recorded in Volume 3 of Plats, page 19, records of Skagit County.

ALSO, that portion of Tract 20 of said Plat of Bay View, described as follows:

Beginning at a point on the East side of said Block 20, 240 feet from the Northeast corner thereof, said point being the Southeast corner of a tract conveyed to Joseph B. Simmonds, et. ux., by deed recorded November 11, 1966, under Auditor's File No. 690379; thence Southerly along the West side of First Street, 60 feet; thence Westerly 110 feet, more or less, to the East line of a tract conveyed to Joseph B. Simmonds, et. ux., by deed recorded May 26, 1967, under Auditor's File No. 699704; thence Northerly along the East line of the second described Simmonds Tract, 60 feet, more or less, to the South line of the first described Simmonds Tract; thence East along said South line to the point of beginning.

TOGETHER WITH that portion of vacated "G" Street and County Road adjoining the above described premises, which upon vacation reverted to said premises by operation of law.

Situate in Skagit County, Washington.

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The South 15 feet of the following described tract:

That portion of Blocks 20 and 56, and that portion of vacated West Avenue, "PLAT OF BAY VIEW", (McKenna and Elliott's Second Addition), as per plat recorded in Volume 3 of Plats, page 19, records of Skagit County, Washington, described as follows:

Beginning at a point on the West side of First Street, which point bears South 20°44'10" East along said West side of First Street, a distance of 225.00 feet from the Southeast corner of Block 5, "ADDITION TO BAY VIEW, WASH.", as per plat recorded in Volume 1 of Plats, page 11, records of Skagit County, Washington;
thence South 20°44'10" East along said West side of First Street, a distance of 75.00 feet;
thence South 68°58'20" West, a distance of 230.00 feet;
thence North 20°44'10" West, a distance of 35.00 feet;
thence North 68°58'20" East, a distance of 170.00 feet;
thence North 20°44'10" West, a distance of 40.00 feet;
thence North 68°58'20" East, a distance of 60.00 feet to the point of beginning,

EXCEPT that portion thereof, if any, lying outside the government meander line or the line of ordinary high tide, whichever line is farthest out.

Situate in the County of Skagit, State of Washington.



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