


After Recording Return To:  
**SKAGIT LAW GROUP, PLLC**  
P. O. Box 336  
Mount Vernon, WA 98273

  
201012090052  
Skagit County Auditor  
12/9/2010 Page 1 of 4 10:34AM

## GIFT DEED

**GRANTOR:** RANDAL R. BOEHOLT, a single man

**GRANTEE:** NANCY L. KATSEL, a single woman

**Legal Description:**

Abbreviated Form: Ptn Lot 7 ANACO BEACH tgw tidelands

Additional on Page: Exhibit "A"

**Assessor's Tax Parcel No.:** P61817; 3858-000-007-0000  
P61815; 3858-000-006-0001  
P61820; 3858-000-008-0009  
P32387; 350127-0-034-0007

THE UNDERSIGNED GRANTOR, **RANDAL R. BOEHOLT**, a single man, for and in consideration of love and affection and for no monetary consideration, conveys and warrants a life estate to **NANCY L. KATSEL**, a single woman, as Grantee, in the lower residential unit, and not the upper residential unit, of the following described real estate, situated in the County of Skagit, State of Washington:

(See Exhibit "A" attached hereto and incorporated herein by this reference.)

TOGETHER WITH AND SUBJECT TO: Easements, restrictions, and reservations of record.

Gift Deed -1-  
gift deed (life estate) 111210

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
3714

DEC 09 2010

Amount Paid \$  
Skagit Co. Treasurer  
By *mm* Deputy

DATED this 23 day of November, 2010.

  
\_\_\_\_\_  
RANDAL R. BOEHOLT

STATE OF \_\_\_\_\_ }  
COUNTY OF \_\_\_\_\_ }

ss.

I certify that I know or have satisfactory evidence that **RANDAL R. BOEHOLT** is the person who appeared before me, and said person 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.

GIVEN UNDER MY HAND AND OFFICIAL SEAL this \_\_\_\_\_ day of November, 2010.

\_\_\_\_\_  
Printed Name \_\_\_\_\_  
NOTARY PUBLIC in and for the State of \_\_\_\_\_  
My Commission Expires \_\_\_\_\_

SEE ATTACHED  
CA. ACKNOWLEDGEMENT

# CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of Solano

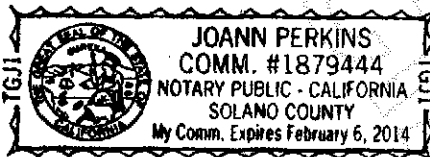
On Nov 23 2010 before me, JoAnn Perkins, Notary Public

Date

Here Insert Name and Title of the Officer

personally appeared Randal Boeholt

Name(s) of Signer(s)



who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Place Notary Seal Above

Signature

Signature of Notary Public

## OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

### Description of Attached Document

Title or Type of Document: Gift Deed

Document Date: \_\_\_\_\_

Number of Pages: \_\_\_\_\_

Signer(s) Other Than Named Above: \_\_\_\_\_

### Capacity(ies) Claimed by Signer(s)

Signer's Name: \_\_\_\_\_

- ☐ Individual
- ☐ Corporate Officer — Title(s): \_\_\_\_\_
- ☐ Partner — ☐ Limited ☐ General
- ☐ Attorney in Fact
- ☐ Trustee
- ☐ Guardian or Conservator
- ☐ Other: \_\_\_\_\_

Signer Is Representing: \_\_\_\_\_

Signer's Name: \_\_\_\_\_

- ☐ Individual
- ☐ Corporate Officer — Title(s): \_\_\_\_\_
- ☐ Partner — ☐ Limited ☐ General
- ☐ Attorney in Fact
- ☐ Trustee
- ☐ Guardian or Conservator
- ☐ Other: \_\_\_\_\_

Signer Is Representing: \_\_\_\_\_

RIGHT THUMBPRINT  
OF SIGNER  
Top of thumb here

RIGHT THUMBPRINT  
OF SIGNER  
Top of thumb here



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## EXHIBIT "A"

### Legal Description:

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 Northwesternly 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 Northwesternly line of Lot 7 100 feet;  
thence at right angles to the Northwesternly 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.

Exhibit "A"



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