


When recorded return to:
Nicholas Fahey
P.O. Box 1495
Anacortes, WA 98221

Recorded at the request of:

File Number: A101280


201103230036
Skagit County Auditor
3/23/2011 Page 1 of 2 10:30AM

Statutory Warranty Deed

A101280
GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR Dewey Weddle, Personal Representative of the Estate of Bennet P. Nelson, deceased for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, conveys and warrants to Nicholas Fahey, a single individual the following described real estate, situated in the County of Skagit, State of Washington.

Abbreviated Legal:

Lots 13-16, Block 12, "SEATTLE SYNDICATE'S FIRST ADDITION TO THE CITY OF ANACORTES, WASH."

Tax Parcel Number(s): P58863, 3813-012-016-0008

Lots 13, 14, 15 and 16, Block 12, "SEATTLE SYNDICATE'S FIRST ADDITION TO THE CITY OF ANACORTES, WASH.", according to the plat thereof, recorded in Volume 1 of Plats, page 25, records of Skagit County, Washington. TOGETHER WITH the vacated West 10 feet of "S" Avenue adjacent thereto.

This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey, as per Exhibit "A" attached hereto

Dated 3/16/2011

Estate of Bennett P. Nelson


By: Dewey Weddle, Personal Representative

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
806

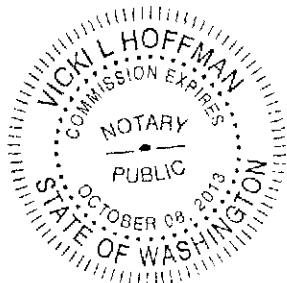
MAR 23 2011

Amount Paid \$ 4205.⁸⁰
Skagit Co. Treasurer
By mm Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Dewey Weddle is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it as the Personal Representative of the Estate of Bennett P. Nelson, to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 3-21-11




Vicki L. Hoffman

Notary Public in and for the State of Washington

Residing at Anacortes, Washington

My appointment expires: 10/08/2013

EXHIBIT A

EXCEPTIONS:

A. EASEMENT ESTABLISHED BY VACATION ORDINANCE:

Ordinance No.: 1277
Auditor's No.: 590831
Purposes: Utilities



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Skagit County Auditor