

AFTER RECORDING MAIL TO:

Kevin D. Guthrie  
4533 Anaco Beach Rd  
Anacortes WA 98221



201308080089

Skagit County Auditor

\$74.00

8/8/2013 Page

1 of

3 1:53PM

Filed for Record at Request of:  
First American Title Insurance Company

*Space above this line for Recorders use only*

GUARDIAN NORTHWEST TITLE CO.

**QUIT CLAIM DEED**

106180

File No: **4201-2113565 (GW)**

Date: **July 10, 2013**

Grantor(s): **Keira Guthrie**

Grantee(s): **Kevin D. Guthrie**

Abbreviated Legal: **Lot 10 and Ptn Lot 9 Anaco Beach TGW Tidelands Adjacent**

Additional Legal on page:

Assessor's Tax Parcel No(s): **38580000100005 and 35012700250008 and 35012700350006**

P32342

P61827

P32378

**THE GRANTOR(S) Keira Guthrie married to Kevin D. Guthrie** for and in consideration of **WAC:458-61-203/To establish separate property** in hand paid, conveys and quit claims to **Kevin D. Guthrie, a married man as his separate estate**, the following described real estate, situated in the County of **SKAGIT**, State of **Washington**, together with all after acquired title of the grantor(s) herein:

**LEGAL DESCRIPTION:** Real property in the County of SKAGIT, State of Washington, described as follows:

**See Exhibit "A" for legal description**

Keira Guthrie

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

20133160

AUG 08 2013

Amount Paid \$

Skagit Co. Treasurer

By *Mg*

Deputy

APN: 38580000100005

Quitclaim Deed - continued

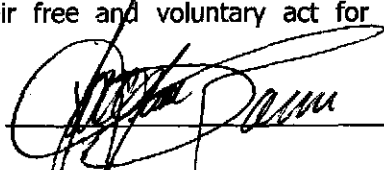
File No.: 4201-2113565 (GW)

Date: 07/10/2013

STATE OF Virginia )  
 )-ss.  
COUNTY OF FARFAX )

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

Dated: 7/16/2013

  
\_\_\_\_\_

Notary Public in and for the State of  
Residing at:  
My appointment expires:

JACQUELINE S. ROMERO  
NOTARY PUBLIC  
COMMONWEALTH OF VIRGINIA  
MY COMMISSION EXPIRES OCT. 31, 2013  
COMMISSION # 298436

7/16/2013



201308080089

EXHIBIT "A"  
Legal Description

The land referred to in this report/policy is situated in the State of Washington, County of Skagit, and is described as follows:

PARCEL "A":

Lot 10, "ANACO BEACH", as per plat recorded in Volume 5 of Plats, page 4, records of Skagit County, Washington.

PARCEL "B":

The Southeasterly 20 feet of Lot 9, "ANACO BEACH", as per plat recorded in Volume 5 of Plats, page 4, records of Skagit County, Washington.

PARCEL "C":

The Southeasterly 20 feet of the following described tract:

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., more particularly described as follows:

Beginning at a point on the Northeasterly side of said Tract 3, said point being the most Southerly corner of Lot 9, "ANACO BEACH", as per plat recorded in Volume 5 of Plats, page 4, records of Skagit County, Washington, and running thence North 52°33' West 100.05 feet along said Northeasterly side of Tract 3; thence Southwesterly to a point on the Southwesterly side of said Tract 2, said point also being a point on the inner harbor line which is North 29°23'45" West 45.48 feet from the point of intersection of the East line of said Tract 2 and said inner harbor line; thence South 29°23'45" East 67.92 feet; and thence Northeasterly to the point of beginning, all as shown on the official maps of Anacortes Tide Lands on file in the office of the Commissioner of Public Lands at Olympia, Washington.

PARCEL "D":

That part of Tract 3, Plate 3, "ANACORTES TIDE LANDS", lying in front of "ANACO BEACH" in Government Lot 3, Section 27, Township 35 North, Range 1 East, W.M., described as follows:

Beginning at a point on the Northeasterly side of said Tract 3, which point is also the most Westerly corner of Lot 10 of "ANACO BEACH", as per plat recorded in Volume 5 of Plats, page 4, records of Skagit County, Washington and thence running Southwesterly to a point on the Southwesterly side of said Tract 3, said point also being a point on the inner harbor line which line is South 29°23'45" East 22.44 feet from the point of intersection of said inner harbor line and the West line of said Tract 3; thence South 29°23'45" East 54.32 feet along said Southwesterly side and said inner harbor line; thence Northeasterly to a point on the Northeasterly side of said Tract 3 which is South 50°15' East 20 feet from the most Westerly corner of Lot 11, "ANACO BEACH"; and thence Northwesterly along said Northeasterly side 80 feet, more or less, to the point of beginning, all as shown on the official maps of Anacortes Tide Lands on file in the office of the Commissioner of Public Lands at Olympia, Washington, EXCEPT that portion thereof lying adjacent to the Northwesterly 20 feet of Lot 11, "ANACO BEACH", as per plat recorded in Volume 5 of Plats, page 4, records of Skagit County, Washington.

