

When recorded return to:  
Katherine B. Nelson and Ron Nelson  
2403 Dundee PL  
Anacortes, WA 98221



201708290058

Skagit County Auditor \$76.00  
8/29/2017 Page 1 of 3 11:34AM

Filed for record at the request of:



CHICAGO TITLE  
COMPANY OF WASHINGTON

770 NE Midway Blvd., PO Box 1050  
Oak Harbor, WA 98277

Escrow No.: 245394725

CHICAGO TITLE  
620031697

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Andrew Shepard and Janice Shepard, husband and wife

for and in consideration of Ten And No/100 Dollars (\$10.00) and other good and valuable consideration  
in hand paid, conveys, and warrants to Katherine B. Nelson and Ron Nelson, a married couple

the following described real estate, situated in the County of Skagit, State of Washington:

The East 20 feet of Lot 14 and all of Lots 15 and 16 and the West 20 feet of Lot 17, Block 215, MAP OF THE CITY OF ANACORTES, according to the plat thereof recorded in Volume 2 of Plats, pages 4 through 7, records of Skagit County, Washington;  
(Also known as Lot B of Survey, Volume 17, page 104, recorded September 1, 1995 under Auditor's File No. 9509010081, records of Skagit County, Washington.)

Situated in Skagit County, Washington.

Abbreviated Legal: (Required if full legal not inserted above.)

Tax Parcel Number(s): P110604

Subject to: Exhibit A attached hereto and made a part hereof.

Dated: 8/28/2017

Andrew Shepard

Janice Shepard

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

20174065  
AUG 29 2017

Amount Paid \$ 9029.60  
Skagit Co. Treasurer  
By B1 Deputy

STATUTORY WARRANTY DEED

(continued)

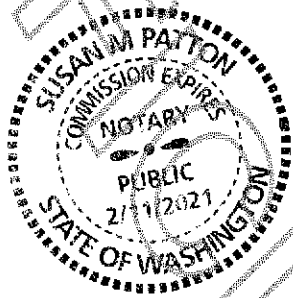
State of Washington

County Island of Island

I certify that I know or have satisfactory evidence that

Andrew Shepard & Janice Shepard  
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: 8/28/17



Susan Patton  
Name: Susan M. Patton  
Notary Public in and for the State of WA  
Residing at: Oak Harbor  
My appointment expires: 2-1-2021

Exhibit A

Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Puget Sound Power and Light Company  
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances  
Recording Date: March 2, 1994  
Recording No.: 9403020094

Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on Survey:

Recording No: 9509010081

Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on Survey:

Recording No: 200301080102