



201711080051

When recorded return to:
John Brian Anderson and Deborah Janet Anderson
613 NW 51st Street
Seattle, WA 98107

Skagit County Auditor \$75.00
11/8/2017 Page 1 of 2 10:56AM

Recorded at the request of:
Guardian Northwest Title
File Number: A114500

Statutory Warranty Deed

A114500

GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR Kenneth E. Beselin, pursuant to Community Property Agreement recorded July 31, 2017, under Auditor's File No. 201707310003 for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to John ~~Anderson~~ and Deborah ~~Anderson~~, a married couple the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:
Section 30, Township 35 North, Range 2 East; Ptn. Gov't Lot 8

Tax Parcel Number(s): P33066, 350230-0-074-0002

Commencing at the Southwest corner of Government Lot 8, Section 30, Township 35 North, Range 2 East, W.M.;

thence East along the South line of said Lot 8 a distance of 774.46 feet to the centerline of Fidalgo Bay Road;

thence North 14°01' West a distance of 92.78 feet;

thence North 26°00' West a distance of 190.21 feet;

thence South 67°26' West a distance of 20.03 feet to a point on the Westerly right of way of Fidalgo Bay Road and the true point of beginning;

thence South 67°26' West a distance of 147.51 feet;

thence North 23°00' West a distance of 68.23 feet;

thence North 49°00' East a distance of 148.70 feet to the Westerly line of Fidalgo Bay Road;

thence South 26°00' East a distance of 115.46 feet to the true point of beginning.

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 described in Exhibit "A" attached hereto

Dated 11-2-17

Kenneth E. Beselin

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20175202
NOV 08 2017
Amount Paid \$ 8193.00
Skagit Co. Treasurer
By Deputy

STATE OF Washington }
COUNTY OF Cowlitz } SS:

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

Date: 11-2-17

JULIE CANTER
Notary Public
State of Washington
My Appointment Expires
May 29, 2019

Printed Name: Julie Canter
Notary Public in and for the State of Washington
Residing at Kelso
My appointment expires: 5-29-19

Exhibit "A"

A. Reservations contained in deed from the State of Washington recorded under Auditor's File No. 65480, reserving to the grantor all oil, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working the same and providing that such rights shall not be exercised until provision has been made for full payment of all damages sustained by reason of such entry.

B. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Name:	Boundary Line Adjustment Survey for Marz Lisherness
Recorded:	February 24, 2005
Auditor's No.:	200502240051