

AFTER RECORDING MAIL TO:

**Rick C. Bachmann**  
18051 W McCorquedale Rd  
Mount Vernon, WA 98273



201802010091

Skagit County Auditor

\$76.00

2/1/2018 Page

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3 4:03PM

Filed for Record at Request of:  
Land Title & Escrow of Skagit & Island County  
Escrow No.: 02-164560-OE

**Land Title and Escrow**

### **Statutory Warranty Deed**

THE GRANTOR PAULA R. BIBBS, AS CONSERVATOR OF THE PERSON AND ESTATE OF PATRICIA MADUAHS, PER WHATCOM COUNTY SUPERIOR COURT CAUSE NO. 182-00076-37. for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to **RICK C. BACHMANN**, an unmarried individual the following described real estate, situated in the County of Skagit, State of Washington

**Abbreviated Legal: Ptn Lots 11 & 14, all Lots 12 & 13, Blk 10, 1<sup>st</sup> Plat of Ship Harbor**

**For Full Legal See Attached Exhibit "A"**

Subject to all covenants, conditions, restrictions, reservations, agreements and easements of record including, but not limited to, those shown on Schedule "B-1" of Land Title Company's Preliminary Commitment No. 02-164560-OE.

Tax Parcel Number(s): **3816-010-013-0002, P58975**

Dated January 30, 2018

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2018410  
FEB 01 2018

Amount Paid \$ 3689.60  
Skagit Co. Treasurer  
By mdm Deputy

PAULA R. BIBBS, AS CONSERVATOR OF THE  
PERSON AND ESTATE OF PATRICIA  
MADUAHS, PER WHATCOM COUNTY  
SUPERIOR COURT CAUSE NO. 182-00076-37

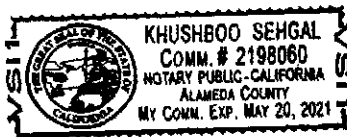
Paula R. Bibbs  
By: Paula R. Bibbs, Conservator

State of California  
County of San Francisco } SS:

I certify that I know or have satisfactory evidence that Paula R. Bibbs  
signed this instrument, on oath stated that she is  
authorized to execute the instrument and acknowledged it as the Conservator  
of The Person and Estate of Patricia Maduabs, per\* to be the free and voluntary act of such  
party for the uses and purposes mentioned in this instrument.

\*Whatcom County Superior Court Cause No. 182-00076-37

Dated: January 31st 2018



[Signature]  
Notary Public in and for the State of California  
Residing at 1710 Ocean St UPS Store  
My appointment expires: 05/20/2021

## EXHIBIT A

All that portion of Lots 11, 12 and 13, Block 10, "FIRST PLAT OF SHIP HARBOR," as per plat recorded in Volume 1 of Plats, page 13, records of Skagit County, Washington, lying Northeasterly of the following described line:

Beginning at the East line of Lot 11, at a point 4 feet North of the Southeast corner thereof; thence Northwesterly to an intersection with the West line of said Lot 11 at a point 4 feet South of the Northwest corner thereof and the terminus of said line;

TOGETHER WITH a portion of Lot 14, Block 10, described as follows:

The Southerly two feet of a portion of Lot 14, Block 10, "FIRST PLAT OF SHIP HARBOR," as per plat recorded in Volume 1 of Plats, page 13, records of Skagit County, Washington; including a two foot strip extending into the vacated alley in said Block 10; said property commences at a point 30 feet from the Western boundary of Lot 14 and ends at the Eastern boundary of the vacated portion of the alley in Block 10 to the East of Lot 14; as conveyed under Boundary Line Adjustment Agreement recorded on July 13, 1995, under Auditor's File No. 9507130048, records of Skagit County, Washington.

ALSO TOGETHER WITH the Westerly one-half of vacated alley abutting subject property, as would attach by operation of law, Amended Ordinance #2234, City of Anacortes.

Situate in the City of Anacortes, County of Skagit, State of Washington.