



Skagit County Auditor \$78.00
 3/15/2018 Page 1 of 5 12:03PM

AFTER RECORDING MAIL TO:

Sarah R. Minton
 Gary W. Mattson
 14715 Gibraltar Road
 Anacortes, WA 98221

Filed for Record at Request of:
 Land Title & Escrow of Skagit & Island County
 Escrow No.: 01-165133-OE

SKAGIT COUNTY WASHINGTON
 REAL ESTATE EXCISE TAX

20181011
 MAR 15 2018

Amount Paid \$ 12,740.98
 Skagit Co. Treasurer
 Deputy

Land Title and Escrow Statutory Warranty Deed By *mb*

THE GRANTORS THOMAS E. KEATING and SHERRY D. KEATING, husband and wife; EDWARD JOHN KEATING, as his separate property; LYNN MARIE KEATING, as her separate property and JAMIE ANN KEATING, as her separate property, as their interests may appear (PROPERTY IS NOT GRANTOR'S PRIMARY RESIDENCE) for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to SARAH R. MINTON and GARY W. MATTSON, a married couple the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal: Ptn Blks 49 & 51, Townsite Of Gibraltar & Ptn Lot Reserved #2, Quaker Cove.

For Full Legal See Attached Exhibit "A"

Tax Parcel Number(s): 340217-0-013-0004, P20383, 4109-051-004-0001, P73557

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 and Escrow Company's Preliminary Commitment No. 01-165133-OE.

Dated March 7, 2018

Thomas E. Keating
 Thomas E. Keating

Edward John Keating by Thomas E. Keating Attorney in Fact
 Edward John Keating

Jamie Ann Keating by Thomas E. Keating Attorney in Fact
 Jamie Ann Keating

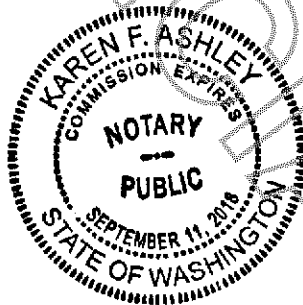
Sherry D. Keating
 Sherry D. Keating

Lynn Marie Keating by Thomas E. Keating Attorney in Fact
 Lynn Marie Keating

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Thomas E. Keating and Sherry D. Keating is / are the person(s) who appeared before me, and said person(s) acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: March 8, 2018



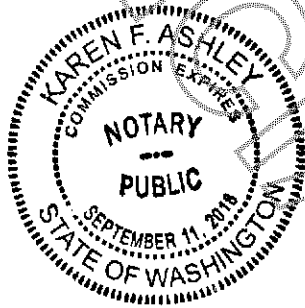
Karen Ashley
Karen Ashley
Notary Public in and for the State of Washington
Residing at Sedro-Woolley
My appointment expires: 9/11/2018

STATE OF Washington }
COUNTY OF Skagit } SS:

On this 8th day of March, 2018 before me personally appeared Thomas E. Keating, to me known to be the individual described in and who executed the foregoing instrument _____ as Attorney in Fact for Edward John Keating, Lynn Marie Keating and Jamie Ann Keating and acknowledged that he signed and sealed the same as his free and voluntary act and deed as Attorney in Fact for said principal for the uses and purposes therein mentioned, and on oath stated that the Power of Attorney authorizing the execution of this instrument has not been revoked and that the said principal is now living, and is not incompetent.

Given under my hand and official seal the day and year last above written.

(Seal)



Karen Ashley
Karen Ashley
Notary Public in and for the State of Washington
Residing at Sedro-Woolley
My appointment expires: 9/11/2018

EXHIBIT A

DESCRIPTION:

Lots 7, 8, 9, 10, 11, 12, 13, 20, 21, 22, 23, 24, 25 and 26, in vacated Block 49, "PLAT OF THE TOWNSITE OF GIBRALTAR, SKAGIT COUNTY, WASHINGTON, U.S.A.", TOGETHER WITH the vacated alley in said Block and TOGETHER WITH such portions of the vacated North $\frac{1}{2}$ of George Street and the Northerly $\frac{1}{2}$ of Miller Street, as vacated by Order of the County Commissioners on July 3, 1929, Volume 13 of Commissioners Records, page 449, as upon vacation reverted to said premises by operation of law. EXCEPT County Road, AND EXCEPT the following described tract:

Beginning at the Southeast corner of Tract 8 of "PLAT OF QUAKER COVE, PORTION OF TOWNSITE OF GIBRALTAR," as per plat recorded in Volume 6 of Plats, page 37, records of Skagit County, Washington;
thence East along the projection of the South line of said tract to the Westerly line of the County road;
thence Southerly along said Westerly line to the East margin of said "PLAT OF QUAKER COVE, PORTION OF TOWNSITE OF GIBRALTAR,"
thence North along said East margin to the point of beginning.

Also Lots 1, 2, 3 and 4, in Block 51, of "PLAT OF THE TOWNSITE OF GIBRALTAR, SKAGIT CO., WASHINGTON, U.S.A.," as per plat recorded in Volume 1 of Plats, pages 19 and 20, records of Skagit County, Washington, EXCEPT that portion of said premises, if any, lying below the meander line or below the line of mean high tide, whichever is the farthest out, or within reversionary right Oyster Lands conveyed by the State of Washington, Mary Elsterit, by Deed dated August 26, 1929, and recorded in Volume 152 of Deeds, page 21.

ALSO that portion of a tract marked as "RESERVED NO. 2", on the "PLAT OF QUAKER COVE, PORTION OF TOWNSITE OF GIBRALTAR," as per plat recorded in Volume 6 of Plats, page 37, records of Skagit County, Washington, described as follows:

Beginning at a pipe on the East line of said tract located approximately in the centerline of Georgia Street, from which a continuation of the Easterly line of said tract runs South $24^{\circ}52'$ East;
thence West 58.59 feet to another pipe as shown on said Plat, and the true point of beginning;
thence North 84.68 feet to the Southeasterly line of the County Road;
thence Southwesterly along said Southeasterly line of said County highway to a point West of the true point of beginning;
thence East to the true point of beginning.

TOGETHER WITH those portions of vacated streets, avenues, and alleys adjoining which upon vacation have attached to said premises by operation of law.

EXCEPT for the following portion of the above-described property, which was conveyed to James H. Sheldrup and Joanne D. Sheldrup, husband and wife, by Quit Claim Deed dated September 4, 2004 and recorded under Auditor's File No. 200409100036;

DESCRIPTION CONTINUED:

That portion of the Northeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ and of Government Lot 4 of Section 17, Township 34 North, Range 2 East, W.M., lying Easterly of the Gibraltar Road and Northerly of Entner Lane and Westerly of Lot 1 as shown on Skagit County Short Plat No. 18-89, recorded in Book 8 of Short Plats, page 134, under Auditor's File No. 8906120058; said premises formerly being known as portions of Blocks 49 and 69, of "PLAT OF THE TOWNSITE OF GIBRALTER, SKAGIT CO., WASHINGTON, U.S.A.," as per plat recorded in Volume 1 of Plats, pages 19 and 20, records of Skagit County, Washington, TOGETHER WITH those portions of vacated Virginia Street that have reverted thereto by operation of law.

ALSO EXCEPT that portion of the above described property, which was conveyed to Patricia A. Moak, an unmarried woman, by Quit Claim Deed dated December 12, 2013 and recorded under Auditor's File No. 201312180004.

Situate in the County of Skagit, State of Washington.