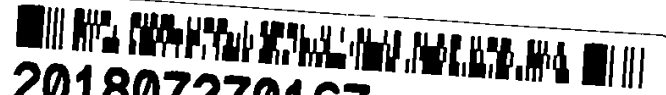


When recorded return to:

Samuel P. Hill
15090 Beaver Marsh Road
Mount Vernon, WA 98273



07/27/2018 04:11 PM Pages: 1 of 4 Fees: \$102.00
Skagit County Auditor

Filed for record at the request of
Land Title & Escrow of Skagit & Island County
Escrow No.: 02-168505-OE
Title Order No.: 02-168505-OE ✓

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20183320
JUL 27 2018

Land Title and Escrow **SPECIAL WARRANTY DEED**
(Not Statutory)

Amount Paid \$24,925.00
Skagit Co. Treasurer
By: HB Deputy

THE GRANTOR(S) Joel Grossman, Personal Representative of the Estate of Dorothy K. Ives, deceased, Superior Court of the State of Washington, Skagit County, Superior Court Probate Cause No. 16-4-00348-6 for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, bargains, sells, and conveys to SAMUEL P. HILL and DIANE L. HILL, a married couple the following described estate, situated in the County of Skagit State of Washington:

Abbreviated Legal Description:

Lots 1-6, Ptn Lot 7, Blk 301, Northern Pacific Add; Ptn GN RR Adj; Ptn Tr 1, Plat 7, Anacortes Tdls.

Full legal description attached hereto as Exhibit A

Tax Parcel Number(s): 3809-301-007-0002, P58283; 350123-0-002-1700, P31703; 350123-0-017-0002, P31734

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. 02-168505-OE.

Dated: July 26, 2018

ESTATE OF DOROTHY K IVES

BY: *Joel Grossman*

Joel Grossman, Personal Representative

STATE OF WASHINGTON

COUNTY OF Whatcom ss.

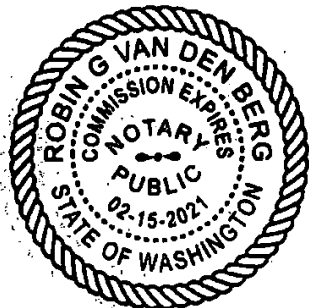
I certify that I know or have satisfactory evidence that Joel Grossman

is the person(s) who appeared before me, and said person(s) acknowledged that he signed this instrument and acknowledged it as the Personal Representative of the Estate of Dorothy K Ives as the free and voluntary act for the uses and purposes mentioned in this instrument..

Dated: July 26, 2018

Robin G Van Den Berg

Notary name printed or typed:
Notary Public in and for the State of Washington
Residing at
My appointment expires:



Schedule "A-1"

02-168505-OE

DESCRIPTION:**PARCEL "A":**

Lots 1 through 6 and the East ½ of Lot 7, Block 301, "NORTHERN PACIFIC ADDITION TO ANACORTES," as per plat recorded in Volume 2 of Plats, page 9, records of Skagit County, Washington.

TOGETHER WITH the West ½ of vacated California Avenue which attaches hereto by operation of law, and by Anacortes City Ordinance No. 2123 and recorded under Auditor's File No. 8911220068, records of Skagit County, Washington, as would attach by operation of law.

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

PARCEL "B":

That portion of the Burlington Northern Railroad right of way designated as Northern Pacific Railroad on the Plat Map of "NORTHERN PACIFIC ADDITION TO ANACORTES," as per plat recorded in Volume 2 of Plats, page 9, records of Skagit County, Washington, being more particularly described as follows:

Beginning at the Southeast corner of Block 301 of said Plat;
thence North 21°36'44" West along the Easterly line of said Block 301, a distance of 205.00 feet to the Northeast corner of said Block 301, being the true point of beginning;
thence South 66°28'42" West along the Northerly boundary line of said Block 301, a distance of 234.48 feet;
thence North 13°00'00" East, a distance of 217.62 feet;
thence North 65°31'00" East, a distance of 40.00 feet;
thence North 85°15'14" East a distance of 114.42 feet;
thence North 71°17'58" East, a distance of 1.29 feet to a point on the Northwesterly projection of the centerline of California Avenue;
thence South 21°36'44" East, a distance of 142.53 feet to the Northerly end of California Avenue;
thence South 71°57'51" West, a distance of 40.08 feet to the Northeast corner of said Block 301 being the true point of beginning.

EXCEPT that portion of vacated Burlington Northern Railroad right of way, "NORTHERN PACIFIC ADDITION TO ANACORTES," as per plat recorded in Volume 2 of Plats, page 9, records of Skagit County, Washington, described as follows:

Beginning at the Northwest corner of Block 301 of said plat;
thence North 66°28'42" East, 65.64 feet to the Southwest corner of that certain parcel of land described in deed recorded under Auditor's File No. 8908280059, records of Skagit County, Washington and the true point of beginning;
thence North 13°00'00" East, along the East line of said parcel, 80.00 feet to the Northwest corner of said parcel;
thence South 16°15'44" East, 64.81 feet to the Northeast corner of the West ½ of Lot 7, said Block 301;
thence South 66°28'42" West, along the North line of said Block 301, 39.42 feet to the point of beginning.

Situate in the County of Skagit, State of Washington.

Schedule "A-1"

02-168505-OE

DESCRIPTION CONTINUED:

PARCEL "C":

Beginning at the Northwest corner of Tract 1, Plate 7, Tide and Shore Lands of Section 23, Township 35 North, Range 1 East, W.M., Anacortes Harbor;
thence South 13°49' West;
thence North 66°31' East, 40 feet;
thence South 23°22' East 57 feet;
thence North 81°19' East 70 feet;
thence North 69°10' East, 42.5 feet;
thence North 20°112" West;
thence South 70°44' West, 130 feet, to the point of beginning, being tidelands in a portion of Tract 1, Plate 7.

Situate in the County of Skagit, State of Washington.