



**201811270051**

11/27/2018 03:23 PM Pages: 1 of 2 Fees: \$100.00  
Skagit County Auditor

**AFTER RECORDING MAIL TO:**

Matthew Leonard and Kimberly Roth Nelson  
1806 Island View Place  
Anacortes, WA 98221

Filed for Record at Request of:  
Land Title & Escrow of Skagit & Island County  
Escrow No.: 02-169563-OE ✓

**Land Title and Escrow**

**Statutory Warranty Deed**

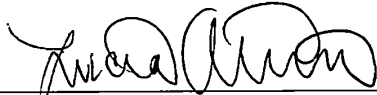
THE GRANTOR LUCIA CHRISTIE, unmarried as her separate property for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to MATTHEW LEONARD NELSON, and KIMBERLY ROTH NELSON, a married couple the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal: Ptn Lots 3 and 4, Island View Park

For Full Legal See Attached Exhibit "A"

Tax Parcel Number(s): 3798-000-004-0006, P57532

Dated November 19, 2018



Lucia Christie

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

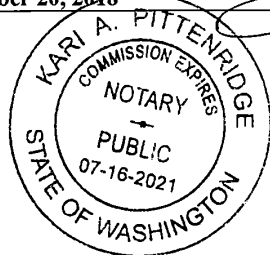
20185170  
NOV 27 2018

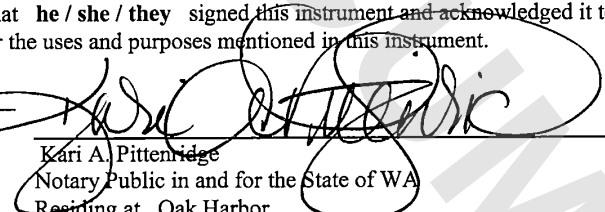
Amount Paid \$ 8,371.<sup>00</sup>  
Skagit Co. Treasurer  
By man Deputy

STATE OF Washington }  
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Lucia Christie 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: November 20, 2018



  
Kari A. Pittenridge  
Notary Public in and for the State of WA  
Residing at Oak Harbor  
My appointment expires: 7/16/2021

**EXHIBIT A**

Lot 3 of Boundary Line Adjustment Survey recorded December 17, 2003, under Auditor's File No. 200312170079, records of Skagit County, Washington, described as follows:

That portion of Lots 3 and 4, "THE PLAT OF ISLAND VIEW PARK, ANACORTES, WASHINGTON," as per plat recorded in Volume 7 of Plats, page 38, records of Skagit County, Washington, being particularly described as follows:

Beginning at the Northeast corner of said Lot 3;  
thence South  $0^{\circ}7'04''$  East, a distance of 150.81 feet along the East line of said Lot 3 to the true point of beginning;  
thence North  $90^{\circ}00'00''$  West, a distance of 25.14 feet;  
thence North  $58^{\circ}12'14''$  West, a distance of 105.63 feet;  
thence South  $31^{\circ}4'21''$  West, a distance of 38.10 feet;  
thence South  $47^{\circ}00'00''$  West, a distance of 46.00 feet;  
thence South  $0^{\circ}00'00''$  West, a distance of 52.62 feet;  
thence South  $45^{\circ}19'52''$  East, a distance of 11.48 feet to the Southerly line of said Lot 4;  
thence Easterly along the Southerly lines of said Lot 4 and 3 to the most Southerly corner of said Lot 3;  
thence North  $58^{\circ}23'42''$  East, a distance of 115.25 feet, more or less, along the line of said Lot 3 to the Southeasterly corner of said Lot 3;  
thence North  $0^{\circ}27'04''$  West, a distance of 14.50 feet along said East line of Lot 3 to the true point of beginning.

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