

AFTER RECORDING MAIL TO:

William E. Kennedy, Jr. and Rebecca A. Kennedy
4114 R Avenue
Anacortes, WA 98221

Filed for Record at Request of:
Land Title & Escrow of Skagit & Island County
Escrow No.: 02-179495-OE

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2020-3065

Aug 12 2020

Amount Paid \$24915.00

Skagit County Treasurer

By Marissa Guerrero Deputy

Statutory Warranty Deed

THE GRANTOR BAKER VIEW LIMITED PARTNERSHIP for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, conveys and warrants to **WILLIAM E. KENNEDY, JR. and REBECCA A. KENNEDY**, a married couple the following described real estate, situated in the County of Skagit, State of Washington.

Abbreviated Legal:

Ptn Gov. Lot 4, Sec 30, Twn 35N, Rg 2E; & Ptn Of NW/NW, Sec 31, Twn 35N, Rg 2E.

For Full Legal See Attached Exhibit "A"

Tax Parcel Number(s): 350230-0-195-0006, P33169, 350231-0-032-0002, P33295

Subject to all covenants, conditions, restrictions, reservations, agreements and easements of record if any.

Dated August 6, 2020

Baker View Limited Partnership


By: Rick Harvey, Manager of Fidalgo Bay
Management LLC, General Partner

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Rick Harvey is / are the person(s) who appeared before me, and said person(s) acknowledge he / she / they signed this instrument, on oath stated he / she / they is / are authorized to execute the instrument and acknowledge that as the Manager of Fidalgo Bay Management LLC, General Partner of Baker View Limited Partnership to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: August 11, 2020



Brianna Maldonado
Notary Public in and for the State of Washington
Residing Mount Vernon WA 98273
My appointment expires: 08/30/2021

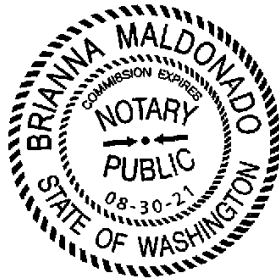


EXHIBIT AParcel A (#P33169)

That portion of Government Lot 4, Section 30, Township 35 North, Range 2 East, W.M., described as follows:

Commencing at the Southwest corner of said Government Lot 4;
thence South 89°46'38" East along the South line of said Government Lot 4 for 189.75 feet to the Southeast corner of that certain Tract conveyed to Ronald M. Sherin and Norma E. Sherin, husband and wife, by deed recorded under Auditor's File No. 685895 and the POINT OF BEGINNING;
thence South 89°46'38" East, 450.84 feet to a point on a curve;
said point of a curve having a radius point bearing South 13°51'05" East, 511.95 feet;
thence easterly along the arc of said curve through an arc angle of 13°08'09", an arc distance of 117.37 feet;
thence North 1°06'56" East, 401.70 feet;
thence North 89°46'38" West, 83.21 feet;
thence North 43°29'01" West 119.08 feet;
thence North 14°27'35" West 121.55 feet;
thence North 89°42'11" West 19.67 feet;
thence North 27°58'19" West 197.46 feet to the South line of the North 528 feet of said Government Lot 4;
thence South 89°42'11" East 241.48 feet to the Northeast corner of that certain tract of land previously conveyed to Samuel J. Hartley and Bonice L. Hartley, husband and wife, by deed recorded under Auditor's File No. 8010210037;
thence South 0°57'33" West along the West line of said Hartley tract for 333.99 feet to the North line of the South 462 feet of Government Lot 4;
thence North 89°46'38" West along the North line of the South 462 feet of Government Lot 4 for 74.27 feet to the Northeast corner of the herein before described Sherin Tract as recorded under Auditor's File No. 685895;
thence South 0°57'33" East along the East line of said Sherin Tract for 462 feet to the point of beginning.

(Also shown of record as LOT C, of Survey recorded under Skagit County Auditor's File No. 201710250048)

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

ALTA COMMITMENTTitle Order No.: **02-179495-OE****EXHIBIT A**Parcel B (#P33295)

That portion of the Northwest 1/4 of the Northwest 1/4, Section 31, Township 35 North, Range 2 East, W.M., being a strip of land 180 feet wide, lying 90.00 feet on each side of the following described centerline:

Beginning at the Northwest corner of said Section 31; thence Easterly along the North line of said Section 31 for 302.75 feet to the true point of beginning; thence angle to the right 90° for 36 feet, more or less, to the Northerly margin of a right of way conveyed to Skagit County, Washington, as a portion of Road No. 312, as recorded in Volume 146 of Deeds, pages 400 to 435;

EXCEPT all that portion thereof lying adjacent to and North of the following described centerline:

Beginning at the Northwest corner of said Section 31;
thence South 01°59'55" West along the West line of said Section 31, a distance of 60.72 feet;
thence South 89°11'12" East, a distance of 210.34 feet; thence South 89°03'22" East, a distance of 2.80 feet to the true point of beginning;
thence continuing South 89°03'22" East, with a width of 30.00 feet to the North, a distance of 180.02 feet to the terminus of this description.

(Also shown of record as LOT E, of Survey recorded under Skagit County Auditor's File No. 201710250048)

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