AFTER RECORDING MAIL TO:

Ron Fry, President 7160 San Juan Hill Lane Anacortes, WA 98221

> SKAGIT COUNTY WASHINGTON REAL ESTATE EXCISE TAX 20204186 OCT 1 2 2020

Amount Paid \$
Skagit Co. Treasurer
By Deputy



WARRANTY DEED FOR BOUNDARY LINE ADJUSTMENT

Grantor (s): FIDALGO BAY COMMUNITY ASSOCIATION,

a Washington non-profit corporation

Grantee (s): FIDALGO BAY COMMUNITY ASSOCIATION,

a Washington non-profit corporation

Abbreviated Legal: Portion of Blocks 22-24, 30-31, Fidalgo Bay Addition to Anacortes;

Lots 19-20, Blk 23, Fidalgo Bay Addition to Anacortes

Additional Legal on page(s):
Assessor's Tax Parcel Nos.:

Pages 1 & 2; Exhibits "A" & "B" 3841-900-000-0000; P101519

3841-023-020-0005; P60730

WHEREAS: FIDALGO BAY COMMUNITY ASSOCIATION a Washington non-profit corporation, is the owner of the following real property (the "FIDALGO BAY Property A"):

Portion of Blocks 22-24, 30-31, Fidalgo Bay Addition to Anacortes, known as "Fidalgo Bay Community Park" in "Fidalgo Bay Addition to Anacortes Map of Aggregation", recorded in Volume 12 of Surveys, pages 147 and 148, under Auditor's File No. 9204200040; being a portion of "Fidalgo Bay Addition to Anacortes", as per plat recorded in Volume 2 of Plats, page 24, records of Skagit County, Washington.

Situated in the County of Skagit, State of Washington.

WHEREAS: FIDALGO BAY COMMUNITY ASSOCIATION, a Washington non-profit

corporation, is the owner of the following real property (the "FIDALGO BAY Property B"):

Lots 19 and 20, Block 23, "FIDALGO BAY ADDITION TO ANACORTES," as per plat recorded in Volume 2 of Plats, page 24, records of Skagit County, Washington;

TOGETHER WITH those vacated portions of West Street and Ohio Avenue which attached by operation of law;

(Said parcel shown as "EXCEPTION" to "Fidalgo Bay Community Park", of that survey known as "Fidalgo Bay Addition to Anacortes, Map of Aggregation" recorded under Skagit County Auditor's File No. 9204200040).

Situated in the County of Skagit, State of Washington.

WHEREAS: FIDALGO BAY COMMUNITY ASSOCIATION, a Washington non-profit corporation, wishes to adjust the above-described parcels through boundary line adjustments as described herein;

FIDALGO BAY COMMUNITY ASSOCIATION CONVEYANCE OF "FIDALGO BAY PROPERTY B"

NOW THEREFORE, FIDALGO BAY COMMUNITY ASSOCIATION, a Washington non-profit corporation, in consideration of the boundary line adjustment described herein, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, and in consideration of the mutual covenants and promises herein, does hereby convey and warrant to FIDALGO BAY COMMUNITY ASSOCIATION, a Washington non-profit corporation, that certain real property identified herein as "FIDALGO BAY Property B", consisting of the following described real estate situate in the County of Skagit, State of Washington, together with all after-acquired title therein, to-wit:

Lots 19 and 20, Block 23, "FIDALGO BAY ADDITION TO ANACORTES," as per plat recorded in Volume 2 of Plats, page 24, records of Skagit County, Washington;

TOGETHER WITH those vacated portions of West Street and Ohio Avenue which attached by operation of law;

(Said parcel shown as "EXCEPTION" to "Fidalgo Bay Community Park", of that survey known as "Fidalgo Bay Addition to Anacortes, Map of Aggregation" recorded under Skagit County Auditor's File No. 9204200040).

Situated in the County of Skagit, State of Washington.

The above-described "FIDALGO BAY Property B" has been combined or aggregated with contiguous

Warranty Deed for Boundary Line Adjustment - 2

property identified herein as "FIDALGO BAY Property A" owned by FIDALGO BAY COMMUNITY ASSOCIATION, a Washington non-profit corporation. After completion of the boundary line adjustment contained herein, the parcel owned by FIDALGO BAY COMMUNITY ASSOCIATION, a Washington non-profit corporation, shall be described as shown on attached Exhibit "B".

Maps of the parcels before and after this boundary line adjustment are attached hereto as Exhibit C and Exhibit D.

THE FOREGOING WARRANTY DEED ADJUSTING BOUNDARY LINES IS HEREBY APPROVED THIS 5+1 DAY OF OCTOBER , 2020.

SKAGIT COUNTY PLANNING AND DEVELOPMENT SERVICES

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FIDALGO BAY COMMUNITY ASSOCIATION,

a Washington non-profit corporation

By: Ron Fry, President

Date: 0. 29. 30

STATE OF WASHINGTON)

) ss

COUNTY OF SKAGIT

I certify that I know or have satisfactory evidence that RON FRY is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as the President of FIDALGO BAY COMMUNITY ASSOCIATION to be the free and voluntary act of such party for the uses and

purposes mentioned in the instrument.

Dated:

(Signature)
NOTARY PUBLIC

CRAIG CAMMOCK

Print Name of Notary

My appointment expires:

Warranty Deed for Boundary Line Adjustment - 3

EXHIBIT "A"

FIDALGO BAY PARCELS BEFORE BOUNDARY LINE ADJUSTMENT

P60730 / 3841-023-020-0005 - FIDALGO BAY Property "A":

Portion of Blocks 22-24, 30-31, Fidalgo Bay Addition to Anacortes, known as "Fidalgo Bay Community Park" in "Fidalgo Bay Addition to Anacortes Map of Aggregation", recorded in Volume 12 of Surveys, pages 147 and 148, under Auditor's File No. 9204200040; being a portion of "Fidalgo Bay Addition to Anacortes", as per plat recorded in Volume 2 of Plats, page 24, records of Skagit County, Washington.

Situated in the County of Skagit, State of Washington.

P101519 / 3841-900-000-0000 - FIDALGO BAY Property "B":

Lots 19 and 20, Block 23, "FIDALGO BAY ADDITION TO ANACORTES," as per plat recorded in Volume 2 of Plats, page 24, records of Skagit County, Washington;

TOGETHER WITH those vacated portions of West Street and Ohio Avenue which attached by operation of law;

(Said parcel shown as "EXCEPTION" to "Fidalgo Bay Community Park", of that survey known as "Fidalgo Bay Addition to Anacortes, Map of Aggregation" recorded under Skagit County Auditor's File No. 9204200040).

Situated in the County of Skagit, State of Washington.

EXHIBIT "A"

EXHIBIT "B"

FIDALGO BAY PARCEL AFTER BOUNDARY LINE ADJUSTMENT

Portion of Blocks 22-24, 30-31, Fidalgo Bay Addition to Anacortes, known as "Fidalgo Bay Community Park" in "Fidalgo Bay Addition to Anacortes Map of Aggregation", recorded in Volume 12 of Surveys, pages 147 and 148, under Auditor's File No. 9204200040; being a portion of "Fidalgo Bay Addition to Anacortes", as per plat recorded in Volume 2 of Plats, page 24, records of Skagit County, Washington.

TOGETHER WITH:

Lots 19 and 20, Block 23, "FIDALGO BAY ADDITION TO ANACORTES," as per plat recorded in Volume 2 of Plats, page 24, records of Skagit County, Washington;

TOGETHER WITH those vacated portions of West Street and Ohio Avenue which attached by operation of law;

Situated in the County of Skagit, State of Washington.

EXHIBIT "B"

EXHIBIT "C"

MAP BEFORE BOUNDARY LINE ADJUSTMENT

EXHIBIT "C"

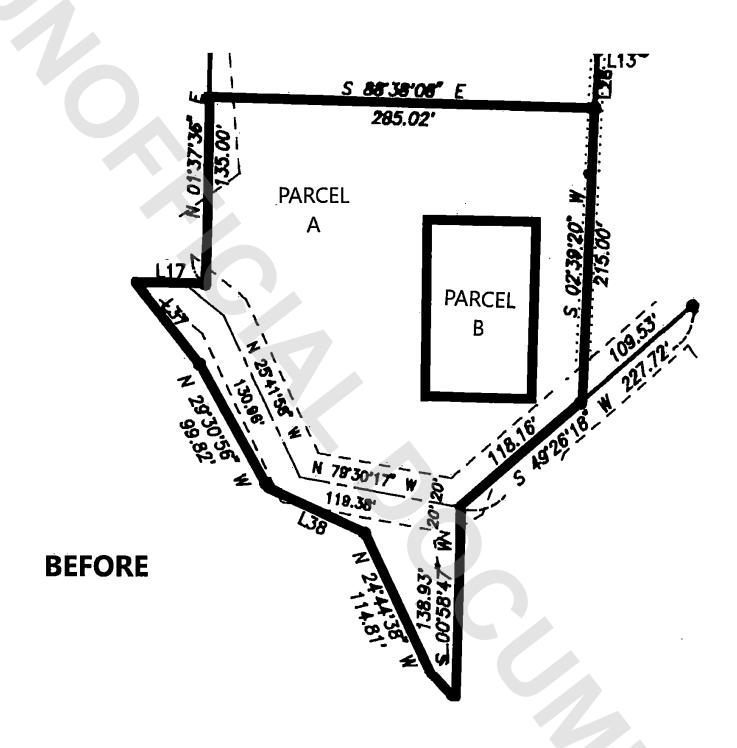


EXHIBIT C

EXHIBIT "D"

MAP AFTER BOUNDARY LINE ADJUSTMENT

EXHIBIT "D"

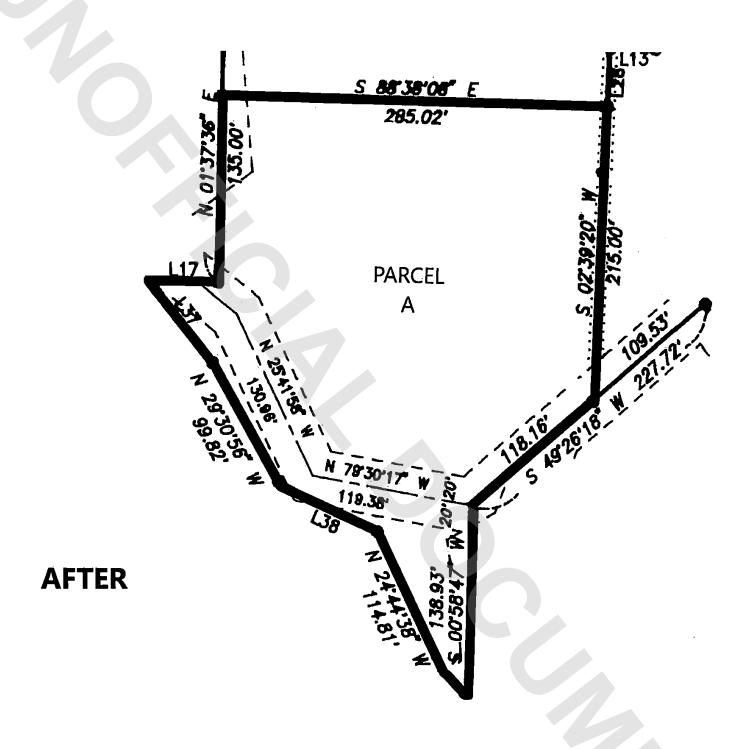


EXHIBIT D