

AFTER RECORDING MAIL TO:

**Joel Lester Nations
6094 State Route 20
Anacortes, WA 98221**

**Filed for Record at Request of:
Land Title & Escrow of Skagit & Island County
Escrow No.: 02-180865-OE**

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 2020-4738
Nov 09 2020
Amount Paid \$6405.00
Skagit County Treasurer
By Marissa Guerrero Deputy

Statutory Warranty Deed

THE GRANTOR RAY T. NATIONS, unmarried as his separate property for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to JOEL LESTER NATIONS, a single man the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Ptn Hotel Tract & Lot 1, Fidalgo City TWG Vacated Streets

For Full Legal See Attached Exhibit "A"

Tax Parcel Number(s): 4101-151-013-0000, P114327

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

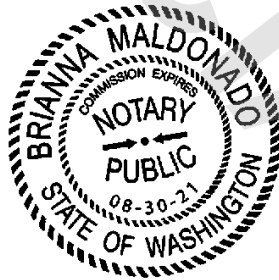
Dated November 5, 2020

Ray T. Nations
Ray T. Nations

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Ray T. Nations is / are the person(s) who appeared before me, and said person(s) acknowledged that he / she / they signed this instrument and acknowledge it to be his / her / their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: November 6th 2020



Brianna Maldonado

Brianna Maldonado

Notary Public in and for the State of Washington

Residing at Mount Vernon WA 98273

My appointment expires: 08/30/2021

EXHIBIT A**PARCEL "A":**

The South 25 feet of the East 140 feet of the following described tract:

That unnumbered tract (Hotel Tract) which is bounded on the East by Fidalgo Avenue, on the North by Fourth Street, on the South by Third Street and on the West by Fairview Avenue, as shown on "MAP OF FIDALGO CITY, SKAGIT CO., WASHINGTON", as per plat recorded in Volume 2 of Plats, pages 113 and 114, records of Skagit County, Washington.

TOGETHER WITH that portion of the West $\frac{1}{2}$ of vacated Fidalgo Avenue as attached thereto by operation of law.

ALSO TOGETHER WITH that portion of vacated Third Street as would attach thereto by operation of law.

ALSO Lot 1, Block 172, "MAP OF FIDALGO CITY, SKAGIT CO., WASHINGTON", as per plat recorded in Volume 2 of Plats, pages 113 and 114, records of Skagit County, Washington.

TOGETHER WITH those portions of the West $\frac{1}{2}$ of vacated Fidalgo Avenue, the South $\frac{1}{2}$ of vacated Third Street and the East $\frac{1}{2}$ of the vacated alley within Block 172, all as would attach thereto by operation of law.

Situate in the County of Skagit, State of Washington.

PARCEL "B":

TOGETHER WITH an easement for ingress, egress and utilities over and across the East 20 feet of the following described property:

The East 140 feet of the following described tract:

That unnumbered tract (Hotel Tract) which is bounded on the East by Fidalgo Avenue, on the North by Fourth Street, on the South by Third Street and on the West by Fairview Avenue, as shown on "MAP OF FIDALGO CITY, SKAGIT CO., WASHINGTON", as per plat recorded in Volume 2 of Plats, pages 113 and 114, records of Skagit County, Washington,

EXCEPT the South 25 feet thereof.

TOGETHER WITH that portion of the West $\frac{1}{2}$ of vacated Fidalgo Avenue that has reverted to said property by operation of law,

EXCEPT from the above described property, that portion lying within the boundaries of the State Highway.

SUBJECT TO an easement for ingress, egress and utilities over the East 20 feet of Parcel "A".

Situate in the County of Skagit, State of Washington