

WHEN RECORDED, RETURN TO:

Richard D. Roberts
2709 Morton Avenue
Anacortes, WA 98221

REVIEWED BY
SKAGIT COUNTY TREASURER
DEPUTY Lena Thompson
DATE 02/28/2022

DOCUMENT TITLE: TRANSFER ON DEATH DEED

GRANTOR: RICHARD D. ROBERTS

GRANTEES: BRADLEY SHANNON ROBERTS, a married person as his separate property, CHRISTOPHER DURAN ROBERTS, an unmarried person, and SHAWN ERIC ROBERTS, an unmarried person

LEGAL DESCRIPTION (ABBREVIATED): PTN LOTS 11 & 14, ALL OF LOTS 12 & 13, BLK 10, 1ST PLATS OF SHP HARBOR

ADDITIONAL LEGAL DESCRIPTION: PAGE 2

ASSESSOR'S TAX/PARCEL ID NUMBER: P58975, 3816-010-013-0002

TRANSFER ON DEATH DEED

THE GRANTOR, RICHARD D. ROBERTS, unmarried person, for No consideration but Love and Affection, and pursuant to the Washington Uniform Real Property Transfer on Death Act conveys and quit claims to:

BRADLEY SHANNON ROBERTS, a married person as his separate property, CHRISTOPHER DURAN ROBERTS, an unmarried person, and SHAWN ERIC ROBERTS, an unmarried person, in equal shares *to take effect only upon the Grantor's death*, the following described real estate, situated in the County of Skagit, State of Washington, together with all after acquired title of the Grantor therein:

ALL THAT PORTION OF LOTS 11, 12 AND 13, BLOCK 10, "FIRST PLAT OF SHIP HARBOR," AS PER PLAT RECORDED IN VOLUME 1 OF PLATS, PAGE 13, RECORDS OF SKAGIT COUNTY, WASHINGTON, LYING NORTHEASTERLY OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT THE EAST LINE OF LOT 11, AT A POINT 4 FEET NORTH OF THE SOUTHEAST CORNER THEREOF; THENCE NORTHEASTLY TO AN INTERSECTION WITH THE WEST LINE OF SAID LOT 11 AT A POINT 4 FEET SOUTH OF THE NORTHWEST CORNER THEREOF AND THE TERMINUS OF SAID LINE.

ALSO TOGETHER WITH A PORTION OF LOT 14, BLOCK 10, DESCRIBED AS FOLLOWS:

THE SOUTHERLY 2 FEET OF A PORTION OF LOT 14, BLOCK 10, "FIRST PLAT OF SHIP HARBOR," AS PER PLAT RECORDED IN VOLUME 1 OF PLATS, PAGE 13, RECORDS OF SKAGIT COUNTY, WASHINGTON, INCLUDING A 2 FOOT STRIP EXTENDING INTO THE VACATED ALLEY IN SAID BLOCK 10; SAID PROPERTY COMMENCES AT A POINT 30 FEET FROM THE WESTERN BOUNDARY OF SAID LOT 14 AND ENDS AT THE EASTERN BOUNDARY OF THE VACATED PORTION OF THE ALLEY IN BLOCK 10 TO THE EAST OF LOT 14; AS CONVEYED UNDER BOUNDARY LINE ADJUSTMENT AGREEMENT RECORDED ON JULY 13, 1995, UNDER AUDITORS FILE NO. 9507130048, RECORDS OF SKAGIT COUNTY, WASHINGTON.

ALSO, TOGETHER WITH THE WESTERLY ONE-HALF OF VACATED ALLEY ADJACENT TO SAID LOTS, PER ORDINANCE #2185 AND AMENDED ORDINANCE #2234.

SITUATED IN THE CITY OF ANACORTES, COUNTY OF SKAGIT, STATE OF WASHINGTON.

TAX PARCEL NUMBER: P58975, 3816-010-013-0002

PROPERTY ADDRESS: 2709 MORTON AVENUE, ANACORTES, WA 98221

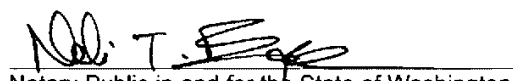
Dated this 28th day of February, 2022.


RICHARD D. ROBERTS, GRANTOR

State of Washington)
) ss:
County of Skagit)

On this 28th day of February, 2022, personally appeared before me RICHARD D. ROBERTS to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that he signed the same as his/her free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 28th day of February, 2022


Notary Public in and for the State of Washington
Notary Name: Neli Espe
Residing at: Anacortes
My appointment expires: November 23, 2023

