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Skagit County Auditor

WHEN RECORDED MAIL TO:  
Steven F. Nelson and Tara M. Dowd  
4603 Anaco Beach Road  
Anacortes, Washington 98221

DOCUMENT PREPARED BY:  
Gaudian Law  
833 E Pioneer Road, #102  
Draper, UT 84020

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2023 5964  
MAR 30 2023

Amount Paid \$ 0  
Skagit Co. Treasurer  
By  Deputy

## **QUIT-CLAIM DEED**

STEVEN F. NELSON and TARA M. DOWD, of ANACORTES, SKAGIT COUNTY, WASHINGTON, (hereinafter "Grantors"), hereby convey and quit claim to:

STEVEN F. NELSON and TARA M. DOWD, Trustees of THE NELSON AND DOWD LIVING TRUST (hereinafter "Grantees"), dated March 29, 2023.

For ten dollars (\$10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged, the following described tract of land Skagit County, State of Washington, to wit: P61819, P61824, P32386, P32390

**Legal Description:** That portion of Tract 7. ANACO BEACH, as per plat recorded in Volume 5 of Plats, Page 4, records of Skagit County, Washington, described as follows:

Beginning on the Northwestern line of said Tract 7. 185 1/2 feet Southwesterly from the Northwest corner of said lot, the same being the Southwesterly point of tract sold to Charles Stanton Schork and Linda Louise Schork, husband and wife, under Real Estate Contract, dated May 5, 1965, and recorded July 9, 1965. under Auditor's File No. 668771; thence Southwesterly along the Northwestern line of Lot 7 to the Southwest corner of said lot; thence Southeasterly along the Southwesterly line of said lot to the Southeast corner of said lot; thence Northeasterly along the Southeasterly line of Lot 7 to the Southeast corner of the aforementioned Schork Tract; thence Northwesterly along the Southwesterly line of the Schork Tract to the point of beginning;

TOGETHER WITH the Southeasterly 20 feet of Tract 6, ANACO BEACH, as per plat recorded in Volume 5 of Plats, Page 4, records of Skagit County, Washington, adjoining the above described tract,

ALSO TOGETHER WITH that portion of the following described tidelands which adjoin the southeasterly 20 feet of Lot 6, ANACO BEACH, as per plat recorded in Volume 5 of Plats, Page 4, records of Skagit County.

That portion of Tracts 2 and 3, Plate 3, ANACORTES TIDELANDS, lying in front of Government Lot 3, Section 27, Township 35 North, Range 1 East of the Willamette Meridian, as shown on the official Map on file in the office of the Commissioner of Public Lands in Olympia, Washington, described as follows: Beginning at a point on the Northeasterly side of said Tract 3, which point is also the most Westerly point of Lot 6 of ANACO BEACH; thence run Southwesterly to a point on the Southwesterly side of said Tract 2, also the inner harbor line, which is North 29 Degree 23'45" West a distance of 140.56 feet from the intersection of said inner harbor line with the East line of said Tract 2; thence South 29 Degree 23'45" East along said inner harbor line a distance of 95.08 feet; thence Northeasterly to a point on the Northeasterly side of said Tract 3 which is North 52 Degree 33' West a distance of 40.02 feet from the most Southerly corner of said Lot 8 of said ANACO BEACH; thence North 52 Degree 33' West 140.07 feet to said point of beginning.

AND ALSO TOGETHER WITH the grantors undivided interest in:  
The Northwestern 20 feet of Tract 8, in ANACO BEACH, as per plat recorded in Volume 5 of Plats, Page 4, records of Skagit County, Washington:

ALSO that portion of the following described tidelands which adjoin Lot 7 and the Northwestern 20 feet of Lot 8 of said ANACO BEACH:

That portion of Tracts 2 and 3, Plate 3, Anacortes tidelands, lying in front of Government Lot 3, Section 27, Township 35 North, Range 1 East of the Willamette Meridian, described as follows:

Beginning at a point on the Northeasterly side of said Tract 3, which point is also the most Westerly point of Lot 6 of ANACO BEACH; thence run Southwesterly to a point on the Southwesterly side of said Tract 2, also on the inner harbor line, which is North 29 Degree 23'45" West a distance of 140.56 feet from the intersection of said inner harbor line with the East line of said Tract 2; thence South 29 Degree 23'45" East along said inner harbor line a distance of 95.08 feet; thence Northeasterly to a point on the Northeasterly side of said Tract 3 which is North 52 Degree 33' West 40.02 feet from the most Southerly corner of said Lot 8 of said ANACO BEACH; thence North 52 Degree 33' West a distance of 140.07 feet to said point of beginning.

Parcel Numbers: P61819, P61824, P32386, P32390

Witness the hand of said grantors, this 29 day of March, 2023.

Steven F. Nelson  
STEVEN F. NELSON, Grantor

Tara M Dowd  
TARA M. DOWD, Grantor

STATE OF Washington  
COUNTY OF Skagit : ss

On the 29 day of March, 2023, personally appeared before me,  
Steven F Nelson & Tara M Dowd, signers of the foregoing instrument, who  
acknowledged to me that they executed the same.

My commission expires

4-25-24

Scott S Burnett  
Notary Public

