

When recorded return to:

Gretchen M. Brennan
1428 E. Aloha St.
Seattle, WA 98112

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20241221
Jul 05 2024
Amount Paid \$25137.00
Skagit County Treasurer
By Lena Thompson Deputy

212550- LT

STATUTORY WARRANTY DEED

THE GRANTOR(S) RICHARD N. NELSON and MERIDETH L. NELSON, husband and wife

for and in consideration of Ten Dollars (\$10.00), and other good and valuable consideration
in hand paid, conveys and warrants to GRETCHEN M. BRENNAN and SEAN P. BRENNAN, a married couple,
(as to an undivided 33.33% interest), and STEFFEN R. NELSON and KRISTEN A. NELSON, a married couple,
(as to an undivided 66.67% interest), as Tenants in Common
the following described real estate, situated in the County of SKAGIT, State of Washington:

Legal Description as described on Exhibit "A" attached hereto and by this reference made a part hereof.

Abbreviated Legal: (Required if full legal not inserted above.)

Ptn Lots 17-26 & Ptn Lots 1-9, Blk 188, Fidalgo City TGW 2nd class tidelands

Tax Parcel Number(s):

P73290/4101-188-009-0103

P73291/4101-188-026-0003

P20564/340219-0-079-0003

Dated: July 3, 2024

GRANTOR:

Richard N. Nelson

Richard N. Nelson

Merideth L. Nelson

Merideth L. Nelson

STATE OF WASHINGTON
COUNTY OF King

This record was acknowledged before me on July 3, 2024, by RICHARD N. NELSON and MERIDETH L. NELSON, husband and wife.

Katherine Thompson

(Signature of notary public)

(Stamp)

Notary Public

(Title of office)

My commission expires: 05/12/2025

(date) 07/03/2024

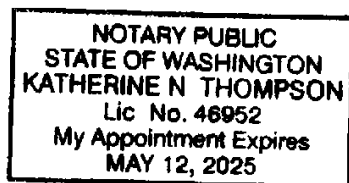


EXHIBIT "A"**LEGAL DESCRIPTION**

Parcel Number: 4101-188-009-0103/P73290 & 4101-188-026-0003/P73291 & 340219-0-079-0003/P20564

The East 18 feet of Lots 17 to 26, inclusive; the West 35 feet of Lots 1 to 9, inclusive; the East 1/2 of vacated alley adjacent to Lots 1 to 9, inclusive; the West 1/2 of the vacated alley adjacent to Lots 17 to 26, inclusive; the vacated South 25 feet of Second Street adjacent to the East 18 feet of Lot 26 and adjacent to the West 35 feet of Lot 1 and adjacent to the alley between said lots; all in Block 188, "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 any portion thereof lying below the line of mean high tide or the meander line, whichever is farthest out;

ALSO tidelands of the second class as conveyed by the State of Washington lying in front of, adjacent to and abutting upon that portion of the meander line of Government Lot 4, Section 19, Township 34 North, Range 2 East, W.M., between the Southerly projection of the East and West lines of the above described property;

EXCEPT mineral rights reserved by the State of Washington in deed recorded under Auditor's File No. 215470, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.