

When recorded return to:

David A. Pearson and Sheila Pritchett
6389 Deer Lane
Anacortes, WA 98221

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20250083

Jan 13 2025

Amount Paid \$165.00

Skagit County Treasurer

By Lena Thompson Deputy

GNW 24-22467

STATUTORY WARRANTY DEED

THE GRANTOR(S) Michael Bird and David Bird, Heirs of The Estate of Robert H. Nemitz, Deceased, 3926 167th Street Northwest, Stanwood, WA 98292,

for and in consideration of **ten dollars and other valuable consideration**

in hand paid, conveys, and warrants to David A. Pearson and Sheila Pritchett, a married couple

the following described real estate, situated in the County Skagit, State of Washington:

FOR PROPERTY DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART
HEREOF.

Abbreviated legal description: Property 1:

Lots 1-24, Block 29, LAKE CAMPBELL ADDITION TO THE CITY OF ANACORTES

This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey as described in Exhibit "B" attached hereto

Tax Parcel Number(s): P60761/3842-029-024-0007

Dated: 1/8/25

The Estate of Robert H. Nemitz, Deceased

By: Michael Bird
Michael Bird, Heir

By: _____
David Bird, Heir

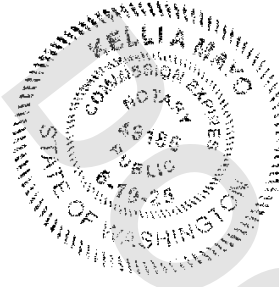
STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on 1/8/25 by Michael Bird ~~and David Bird~~, Heirs of
The Estate of Robert H. Nemitz, Deceased.

Signature

Title

My commission expires: 6/19/25



Statutory Warranty Deed
LPB 10-05

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Dated: 12-20-2024

The Estate of Robert H. Nemitz, Deceased

By: Michael Bird, Heir

By: David Bird, Heir

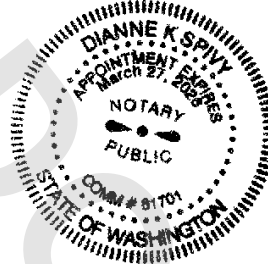
STATE OF WASHINGTON
COUNTY OF ~~SEASIDE~~ Spokane

This record was acknowledged before me on 12/20/2024 by Michael Bird and David Bird, Heirs of
The Estate of Robert H. Nemitz, Deceased.

[Signature]
Signature

Notary
Title

My commission expires: 03-27-2026



Statutory Warranty Deed
LPB 10-05

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EXHIBIT A
LEGAL DESCRIPTION

Property Address: Vacant Land, Anacortes, WA 98221
Tax Parcel Number(s): P60761/3842-029-024-0007

Property Description:

Lots 1 to 24, inclusive, Block 29, LAKE CAMPBELL ADDITION TO THE CITY OF ANACORTES, according to the plat thereof recorded in Volume 2 of Plats, page 88, records of Skagit County, Washington.

Statutory Warranty Deed
LPB 10-05

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EXHIBIT B

24-22467-KM

9. There is no recorded means of ingress or egress to a public road from said property. It is assumed that there exists a valid and subsisting easement for that purpose over adjoining properties, but the Company does not insure against any rights based on a contrary state of facts.

Statutory Warranty Deed
LPB 10-05

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