

**When recorded return to:**

Tracy Nabstedt  
2209 12th Street  
Anacortes, WA 98221

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 20250481

Feb 21 2025

Amount Paid \$11431.00

Skagit County Treasurer

By Kaylee Oudman Deputy

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

3002 Colby Ave., Suite 200  
Everett, WA 98201

Chicago Title  
620057810

Escrow No.: 620057810

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Brad E Holland and Tiffini C Holland, a married couple

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys and warrants to Tracy Nabstedt, an unmarried person and Robyn Jones, an unmarried person

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

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

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

PTN LTS 3, 4 AND 5, BLK 204, MAP OF THE CITY OF AN ACORTES, SKAGIT COUNTY, WASHINGTON

Tax Parcel Number(s): P133015 / 3772-204-005-1003

Subject to:

SEE EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF

**STATUTORY WARRANTY DEED**  
(continued)

Dated: February 18, 2025

[Signature]  
Brad E. Holland

[Signature]  
Tiffini C. Holland

State of Wa  
County of Snohomish

This record was acknowledged before me on 2/18/2025 by  
Brad E. Holland + Tiffini C. Holland

[Signature]  
(Signature of notary public)  
Notary Public in and for the State of Wa  
My commission expires: 9-4-26

NOTARY PUBLIC  
STATE OF WASHINGTON  
SHARON E. SCHOONOVER  
License Number 173976  
My Commission Expires 09-04-2026

**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P133015 / 3772-204-005-1003**

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LOTS 3, 4 AND 5, BLOCK 204, "MAP OF THE CITY OF ANACORTES, SKAGIT COUNTY, WASHINGTON," AS PER PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 4, RECORDS OF SKAGIT COUNTY, WASHINGTON.

EXCEPT THAT PORTION OF SAID LOT 3 DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 1; THENCE NORTH 89° 25' 42" WEST, 74.95 FEET ALONG THE NORTH BOUNDARY OF SAID BLOCK 204 TO THE POINT OF BEGINNING; THENCE SOUTH 0° 34' 20" WEST, 33.00 FEET; THENCE NORTH 89° 25' 42" WEST, 2.00 FEET; THENCE SOUTH 0° 34' 20" WEST, 14.79 FEET; THENCE NORTH 89° 25' 42" WEST, 2.00 FEET; THENCE SOUTH 0° 34' 20" WEST, 33.00 FEET; THENCE SOUTH 89° 25' 42" EAST, 2.00 FEET; THENCE SOUTH 0° 34' 20" WEST, 19.05 FEET TO THE SOUTH BOUNDARY OF SAID BLOCK 204; THENCE SOUTH 89° 25' 42" EAST ALONG THE SOUTH BOUNDARY OF BLOCK 204, 14.99 FEET TO THE EAST BOUNDARY OF LOT 3; THENCE NORTH 0° 34' 20" EAST ALONG THE EAST BOUNDARY OF LOT 3, 99.84 FEET TO THE NORTHEAST CORNER OF LOT 3; THENCE NORTH 89° 25' 42" WEST, 14.99 FEET ALONG THE NORTH BOUNDARY OF BLOCK 204 TO THE POINT OF BEGINNING.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

**EXHIBIT "B"**  
Exceptions

1. Quit Claim Deed for Boundary Line Adjustment including the terms, covenants and provisions thereof  
Recording Date: January 6, 2016  
Recording No.: 201601060002
2. Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey,  
Recording Date: January 6, 2016  
Recording No.: 201601060003  
Matters shown: concrete retaining wall and fence
3. Covenant and Agreement Regarding Alleyway Improvements including the terms, covenants and provisions thereof  
Recording Date: December 13, 2017  
Recording No.: 201712130008
4. Skagit County Right-to-Manage Natural Resource Lands Disclosure and the terms and conditions thereof:  
Recording Date: September 20, 2018  
Recording No.: 201809200087
5. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
6. Assessments, if any, levied by Anacortes.
7. City, county or local improvement district assessments, if any.