

When recorded return to:

Stephen P. Nelson and Christina J. Nelson, Trustees of The Nelson Family Living Trust dated October 17, 2000

3905 Carnoustie Lane Southeast  
Olympia, WA 98501

214621-LT

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 20251323

May 01 2025

Amount Paid \$5125.00  
Skagit County Treasurer  
By Lena Thompson Deputy

## STATUTORY WARRANTY DEED

THE GRANTOR(S) **Hunting Development Corporation, a Dissolved Washington Corporation**

for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION**

in hand paid, conveys and warrants to **Stephen P. Nelson and Christina J. Nelson, Trustees of The Nelson Family Living Trust dated October 17, 2000**

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

**For Full Legal See Attached "Exhibit A"**

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

Apt 37, Pier B, Anchor Cove Marina

Tax Parcel Number(s): 4331-000-037-0009/P79187

Subject to all covenants, conditions, restrictions, reservations, agreements and easements of record including, but not limited to, those shown in Land Title Company's Preliminary Commitment No. 214621-LT.

Dated: April 21, 2025

(attached to Statutory Warranty Deed)

Hunting Development Corporation, a Dissolved Washington Corporation

By: [Signature]

Fay Elizabeth Vintcent, sole heir of Joseph Vintcent, President

*SA*  
*KP*  
*N*  
[Signature]  
Kelly Pearn, spouse of Fay Elizabeth Vintcent

PROV

STATE OF BC, CANADA  
COUNTY OF \_\_\_\_\_

This record was acknowledged before me on this 22 day of April, 2025, by Fay Elizabeth Vintcent and Kelly Pearn.

[Signature]  
(Signature of notary public)

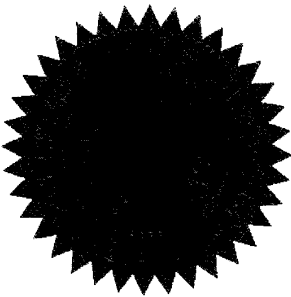
Stamp

LINDA AFFOLDER  
NOTARY PUBLIC  
2185 Theatre Lane  
Victoria, BC V8R 6T1  
250-380-5480

(Title of office)

My commission expires:

Permanent Commission



**Exhibit A****PARCEL "A":**

Leasehold estate in Tract 37, Pier B, as shown on survey of ANCHOR COVE MARINA, filed under Auditor's File No. 825123 in Volume 11 of Plats, pages 29 and 30, and as identified in Declaration of Anchor Cove Marina, filed under Auditor's File No. 825125, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

**PARCEL "B":**

An undivided 0.6176 percentage interest in the land lying within ANCHOR COVE MARINA, as shown on survey of ANCHOR COVE MARINA, filed under Auditor's File No. 825123 in Volume 11 of Plats, pages 29 and 30, and as identified in Declaration of Anchor Cove Marina, filed under Auditor's File No. 825125, records of Skagit County, Washington;

EXCEPT those portions lying within Tracts 1A and 1 through 26, inclusive, Pier A; Tracts 1B and 27 through 75, inclusive, Pier B; Tracts 76 through 125, inclusive, Pier C; and Tracts 126 through 167, inclusive, Pier D.

Said undivided 0.6176 interest being a leasehold estate in those portions delineated as Parcels C, D, E, and F on the face of said survey and a fee simple estate in the remainder.

Situate in the County of Skagit, State of Washington.