

**PREPARED BY AND, AFTER
RECORDING, RETURN TO:**

Randall K. Barton
6749 Fulton Street E
Suite A #401
Ada, MI 49301

Real Estate Excise Tax
Exempt
Skagit County Treasurer
By Lena Thompson
Affidavit No. 20252902
Date 09/05/2025

Parcel No.: 3841-002-000-0102/P60671

QUITCLAIM GIFT DEED

JANIS BARTON f/k/a JANIS MANNING, a single woman dealing with her sole and separate property, of Walla Walla, Washington ("**Grantor**"), hereby conveys and quitclaims, with no consideration other than love and affection, to **RANDALL K. BARTON**, a married man as his sole and separate property ("**Grantee**"), the following described real estate situation in the County of **Skagit**, State of **Washington**:

The Land referred to herein below is situated in the County of Skagit, State of Washington and its abbreviated legal description is as follows:

Ptn Blks 2-4, Fidalgo Bay Addn to Anacortes (a full legal description is on Exhibit A of this document).

FOR INFORMATION PURPOSES ONLY:

Property Address: NHN Fidalgo Bay Road, Anacortes, WA 98221
Property ID No.: 3841-002-000-0102/P60671

DATED this 3rd day of July, 2025.

GRANTOR:

Janis M Barton
JANIS BARTON f/k/a JANIS MANNING

Idaho
STATE OF ~~WASHINGTON~~)
County of Kootenai) ss.

On this 8th day of JULY, 2025, before me the undersigned, a Notary Public in and for the State of Washington, personally appeared **JANIS BARTON f/k/a JANIS MANNING**, to me known to be the individual described in and who executed the foregoing instrument and acknowledged to me that she signed and sealed the same as her free and voluntary act for the uses and purposes therein mentioned.

WITNESS MY HAND AND OFFICEAL SEAL hereto affixed, the day and year in the certificate above written.



(Seal)



Notary Public in and for the State of Washington Idaho
Residing at: Haunden Idaho
My appointment expires: 6/4/2031

EXHIBIT A

The Land referred to herein below is situated in the County of Skagit, State of Washington and is described as follows:

That portion of Blocks 2, 3 and 4, and vacated Tennessee Ave. and Water Street, in the plat of "FIDALGO BAY ADDITION TO ANACORTES," as per plat recorded in Volume 2 of Plats, page 24, records of Skagit County, Washington, described as follows:

Beginning at a point on the South line of the plat of "FIDALGO BAY ADDITION TO ANACORTES," where the same intersects a line drawn parallel to an 100 feet Easterly, when measured at right angles, from the centerline survey of SR 20 (formerly Primary State Highway No. 1-AN, Jct. S.S.H. No. 1-D to Anacortes), as found within that certain map of definite location now of record and on file in the Director of Highways at Olympia and bearing date of approval April 10, 1956, in Volume 2 of Highway Plats, page 2, records of said county, said point being South 89°24'30" East a distance of 11.07 feet from the Southeast corner of Block 3 of said plat;

thence North 13°01'30" West along said line drawn parallel to an 100 feet Easterly, when measured at right angles, from the centerline survey of SR 20 a distance of 272.18;

thence North 78°42' East 275 feet, more or less, to the line of ordinary high water of Fidalgo Bay;

thence Southerly along said line of ordinary high water to the South line of the plat of "FIDALGO BAY ADDITION TO ANACORTES;"

thence North 89°30' West 205 feet, more or less, to the place of beginning.

EXCEPT that portion thereof lying within the 60 foot wide right-of-way for the former Primary State Highway No. 1-AN as said highway existed April 10, 1956, and as conveyed to the State of Washington by deed recorded September 6, 1938, in Volume 175 of Deeds, page 302, under Auditor's File No. 305469, records of Skagit County, Washington, and

EXCEPT any portion thereof lying within the boundaries of Tract 14, Plate 12, Anacortes Tide Lands of Section 12, Township 35 North, Range 2 East, W.M.

Situate in the County of Skagit, State of Washington.

FOR INFORMATION PURPOSES ONLY:

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Property ID No.: 3841-002-000-0102/P60671

Reference No.: Instrument No. 9202060022, Book 1046, Page 0323

When Recorded Return To: Lsmith
First American Title Insurance Company
National Commercial Services
101 S. Hanley Rd., Suite 575
St. Louis, Missouri 63105
File No. NCS-1870013-STLO