



202509050041

09/05/2025 10:10 AM Pages: 1 of 2 Fees: \$304.50
Skagit County Auditor

When recorded return to:
James R King III
7157 San Juan Hill Lane
Anacortes WA 98221

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2025 2910
SEP 05 2025

Amount Paid \$ 3765.00
Skagit Co. Treasurer
By LT Deputy

STATUTORY WARRANTY DEED

THE GRANTOR(S), Thomas J. Fisher, a single person for and in consideration of Two Hundred Thirty-Five Thousand and 00/100... (\$235,000.00) DOLLARS and other good and valuable consideration in hand paid, conveys, and warrants to James R King III, a single person, the following described real estate, situated in the County of Skagit, State of Washington:

SEE EXHIBIT A WHICH IS HERETO ATTACHED.

Abbreviated Legal: PTN BLOCKS 3,4,13 & 14, FIDALGO BAY ADDITION TO ANACORTES Situated in Skagit County, Washington.

Tax Parcel Number(s): ~~P60696~~; P60673; ~~P60697~~; P60672

Subject to: Restrictions, reservations and easements of record.

Date: September 3, 2025

Thomas J. Fisher 9-2-25
Thomas J. Fisher Date

State of Washington
County of Skagit

This record was acknowledged before me on 9/2/2025 by Thomas J. Fisher.

Pooja Patel
Name:

My Commission Expires: 2/24/2027

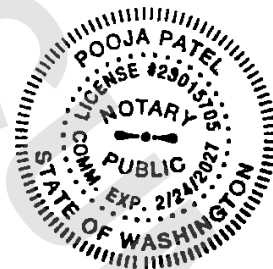


EXHIBIT 'A'

Description:

That portion of Blocks 3, 4, 13 and 14, FIDALGO BAY ADDITION TO ANACORTES, according to the plat thereof recorded in Volume 2 of Plats, page 24, records of Skagit County, Washington;
TOGETHER WITH those portions of vacated Market Street and Minnesota and Tennessee Avenues described as follows:

Commencing at the Southwest corner of Section 32, Township 35 North, Range 2 East of the Willamette Meridian;
thence South $88^{\circ}03'11''$ East along the South line thereof 1155.48 feet to the most Westerly right of way line of State Highway 20 and the true point of beginning;
thence North $11^{\circ}37'35''$ West 102.85 feet to the Southerly line of vacated Tennessee Avenue;
thence South $88^{\circ}04'49''$ East along said Southerly line to the Westerly right of way line of State Highway 20;
thence North $11^{\circ}37'35''$ West along said Westerly line to a point which intersects the center line of vacated Minnesota Avenue;
thence West along said center line to a point which intersects the center line of vacated Market Street;
thence South along the center line of said vacated Market Street to a point which intersects the North line of Lot 40, Block 13, of said Fidalgo Bay Addition to Anacortes produced Easterly;
thence West along said North line to the Northwest corner of Lot 37 of said Block 13; thence South along the West line of said Lot 37 produced Southerly to the center line of vacated Tennessee Avenue;
thence West along said center line to a point which intersects the West line of Lot 5, Block 14 of said Fidalgo Bay Addition to Anacortes produced Northerly;
thence South along said West line to the Southwest corner of said Lot 5;
thence South $88^{\circ}03'11''$ East to the true point of beginning;

EXCEPT a strip of land, 40 feet in width, lying 20 feet on either side of the following described center line;

Commencing at the Southwest corner of Section 32, Township 35 North, Range 2 East of the Willamette Meridian;
thence South $88^{\circ}03'11''$ East along the South line thereof 1155.48 feet to the most Westerly right of way line of Highway 20;
thence North $11^{\circ}37'35''$ West 102.85 feet to the Southerly line of vacated Tennessee Avenue;
thence South $88^{\circ}04'49''$ East along said Southerly line 26.22 feet to the true point of beginning of said center line;
thence North $32^{\circ}52'12''$ West 124.22 feet;
thence South $50^{\circ}42'01''$ West 99.77 feet;
thence South $63^{\circ}47'42''$ West 158.03 feet;
thence North $77^{\circ}14'12''$ West 192.49 feet, more or less, to the Easterly right of way line of a City of Anacortes water line easement recorded under Auditor's File No. 242886, and the terminus of said center line;

Situate in Skagit County, Washington.

9.2.25