

202604020049

04/02/2026 01:17 PM Pages: 1 of 4 Fees: \$306.50
Skagit County Auditor, WA

When recorded return to:

Rodney V. Nelson and Shelly A. Bickett, as
trustees of the Nelson-Bickett Family Trust, dated
March 11, 2021
2402 11th St
Anacortes, WA 98221

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20260957

Apr 02 2026

Amount Paid \$35630.00
Skagit County Treasurer
By Lena Thompson Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

5589 Harbor Ave, Suite C
Freeland, WA 98249

Title No: 620061431 CTC
Escrow No.: 245478004

CHICAGO TITLE
620061431

STATUTORY WARRANTY DEED

THE GRANTOR(S) Sylvia R Wynn as Trustee of the Wynn Family Trust, dated June 11, 1993

for and in consideration of Ten And No/100 Dollars (\$10.00) and other good and valuable
consideration in hand paid, conveys and warrants to Rodney V. Nelson and Shelly A. Bickett, as
trustees of the Nelson-Bickett Family Trust, dated March 11, 2021

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.)

BLOCK 242, ANACORTES, PTN. G.L. 5, 13-35-1E, W.M. AND PTN. TRACT 14, PLATE 8, TIDE
AND SHORELANDS

Tax Parcel Number(s): P56379, P31538, P31489, 3772-242-000-0008, 350113-0-051-0407,
350113-0-012-0108

Subject to covenants, conditions, restrictions, agreements and easements of record, if any.

STATUTORY WARRANTY DEED
(continued)

Dated: April 01, 2026

The Wynn Family Trust, dated June 11, 1993

BY: Sylvia R. Wynn
Sylvia R Wynn
Trustee

State of Washington

County of Skagit

This record was acknowledged before me on April 01, 2026 by Sylvia R Wynn as
Trustee of the Wynn Family Trust, dated June 11, 1993.

Jana K Quinn
(Signature of notary public)
Notary Public in and for the State of Washington
My appointment expires: 06/29/2027

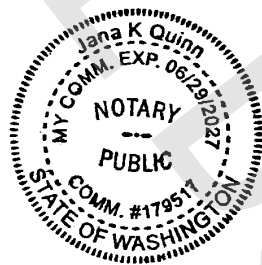


EXHIBIT "A"
Legal Description

PARCEL A:

THAT PORTION OF THE BURLINGTON NORTHERN RAILROAD DESIGNATED AS RESERVE RIGHT-OF-WAY FOR THE SEATTLE AND NORTHERN RAILROAD AS SHOWN ON THE PLAT "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.

TOGETHER WITH A PORTION OF TRACT 14 OF PLATE NO. 8 OF THE TIDE AND SHORELANDS OF SECTION 13, TOWNSHIP 35 NORTH, RANGE 1 EAST, W.M., ANACORTES HARBOR, ALL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF 11TH STREET AND "B" AVENUE OF SAID PLAT; THENCE NORTH $0^{\circ} 33' 35''$ EAST ALONG THE NORTHERLY PROJECTION OF THE CENTERLINE OF "B" AVENUE, A DISTANCE OF 217.06 FEET TO THE TRUE POINT OF BEGINNING BEARING AN INTERSECTION WITH A CURVE HAVING A RADIUS POINT BEARING NORTH $20^{\circ} 46' 49''$ WEST, A RADIAL DISTANCE OF 985.37 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF $2^{\circ} 58' 54''$, AN ARC DISTANCE OF 51.28 FEET; THENCE SOUTH $72^{\circ} 12' 05''$ WEST, A DISTANCE OF 13.20 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 925.36 FEET; THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF $5^{\circ} 04' 10''$, AN ARC DISTANCE OF 81.88 FEET; THENCE NORTH $8^{\circ} 56' 58''$ WEST, A DISTANCE OF 70.47 FEET; THENCE NORTH $62^{\circ} 14' 00''$ EAST, A DISTANCE OF 169.11 FEET TO THE INTERSECTION WITH THE NORTHERLY PROJECTION OF THE CENTERLINE OF "B" AVENUE; THENCE SOUTH $0^{\circ} 33' 35''$ WEST, A DISTANCE OF 98.99 FEET TO THE TRUE POINT OF BEGINNING.

SITUATED IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

PARCEL B:

ALL OF BLOCK 242, "MAP OF THE CITY OF ANACORTES", AS PER 4 PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 4, RECORDS OF SKAGIT COUNTY, WASHINGTON,

TOGETHER WITH THAT PORTION OF THE WEST HALF OF VACATED "B" AVENUE LYING BETWEEN THE NORTH LINE OF ELEVENTH STREET AND THE NORTHWESTERLY BOUNDARY OF SAID BLOCK 242 EXTENDED NORTHEASTERLY,

ALSO TOGETHER WITH THOSE PORTIONS OF THOSE CERTAIN STRIPS, PARCELS, OR TRACTS OF LAND IN GOVERNMENT

LOT 5 OF SECTION 13, TOWNSHIP 35 NORTH, RANGE 1 EAST, W.M., SHOWN AND DESIGNATED ON THE SAID MAP OF THE CITY OF ANACORTES AS "SEATTLE AND NORTHERN RAILWAY COMPANY'S STATION GROUND", AND AS "RESERVED RIGHT OF WAY FOR THE SEATTLE AND NORTHERN RAILWAY, ACCORDING TO A CERTAIN PAPER IN WRITING IN ESCROW WITH JOHN P. HOYT, DATED MAY 28, 1889", DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE CENTERLINE OF "B" AVENUE AND ELEVENTH STREET AS SHOWN ON SAID PLAT; THENCE NORTH $0^{\circ} 27' 11''$ EAST ALONG THE CENTERLINE OF "B" AVENUE A DISTANCE OF 40.00 FEET TO THE SOUTH LINE OF SAID

EXHIBIT "A"
Legal Description
(continued)

BLOCK 242 EXTENDED EASTERLY, AND THE TRUE POINT OF BEGINNING;
THENCE NORTH 0° 37' 11" EAST A DISTANCE OF 177.32 FEET TO A POINT-ON CURVE WHICH LIES 30 FEET SOUTHERLY (AND RADially) FROM THE CENTERLINE OF THE RAILROAD, AS NOW LOCATED AND CONSTRUCTED, THE RADIUS POINT OF SAID CURVE BEING NORTH 20° 49' 23" WEST A DISTANCE OF 985.37 FEET FROM THE ABOVE DESCRIBED "POINT ON CURVE"; THENCE WESTERLY, ON A CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 3° 01' 23", AN ARE DISTANCE OF 52.01 FEET; THENCE SOUTH 72° 12' 05" WEST, PARALLEL WITH AND 30 FEET DISTANCE (SOUTHEASTERLY) FROM THE CENTER OF SAID RAILROAD A DISTANCE OF 13.19 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 925.37 FEET; THENCE ALONG SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 5° 04' 10", AN ARC DISTANCE OF 81.88 FEET, SAID POINT BEING 30 FEET SOUTHERLY (AS MEASURED RADially) FROM THE CENTERLINE OF THE RAILROAD; THENCE SOUTH 9° 13' 41" EAST A DISTANCE OF 128.45 FEET TO THE POINT ON CURVE ON THE ORIGINAL RAILROAD RIGHT OF WAY LINE, SAID CURVE HAVING A RADIUS OF 7,789.44 FEET THE RADIUS POINT OF SAID CURVE BEING NORTH 24° 48' 57" WEST A DISTANCE OF 7,789.44 FEET FROM THE ABOVE DESCRIBED "POINT ON CURVE"; THENCE NORTHEASTERLY ON SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 0° 00' 22", AN ARE DISTANCE OF 9.82 FEET, TO THE WESTERLY CORNER OF BLOCK 242; THENCE SOUTH 89° 24' 09" EAST ALONG THE SOUTH LINE OF BLOCK 242 AND SAID SOUTH LINE EXTENDED, A DISTANCE OF 115.13 FEET TO THE TRUE POINT OF BEGINNING;

AND ALSO TOGETHER WITH THAT PORTION OF 11TH STREET AS VACATED IN ORDINANCE NO. 3087 UNDER RECORDING NO. 202110210035, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATED IN SKAGIT COUNTY, WASHINGTON.