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05/26/2026 01:17 PM Pages: 1 of 4 Fees: \$306.50

Skagit County Auditor

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2026.1507
MAY 26 2026

Amount Paid \$ 0
Skagit Co. Treasurer
By *LT* Deputy

When recorded return to:

The Nelson Living Trust
2714 Oakes Avenue
Anacortes, WA 98221

QUIT CLAIM DEED

THE GRANTOR(S)

Lawrence Nelson and Amber Nelson, a married couple

for and in consideration of \$1.00

in hand paid, conveys and quit claims to

Lawrence Duane Nelson and Amber Loren Nelson, Trustees or their successors in trust, under The Nelson Living Trust, dated June 15, 2005 and any amendments thereto

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

together with all after acquired title of the grantor(s) herein:

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

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

LTS 5 AND 6, BLK 201, NORTHERN PACIFIC ADDN TO ANACORTES TGW PTN RR AND TIDELANDS

Tax Parcel Number(s):

P58261 / 3809-201-006-0005, P31698 / 350123-0-002-1205 and P100904 / 350123-0-002-2400

Dated:

LD Nelson

Lawrence Nelson

Amber Nelson

Amber Nelson

State of Washington
County of Skagit

This record was acknowledged before me on Dec 19, 2024 by Lawrence Nelson and Amber Nelson.

(Stamp)

(Signature of notary public)

Tricia Cisneros

(Title of office)

My commission expires: 6-9-2026

(date)

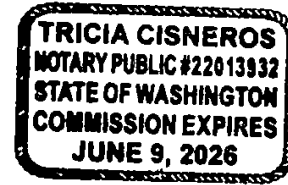


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P58261 / 3809-201-006-0005, P31698 / 350123-0-002-1205 and P100904 / 350123-0-002-2400

PARCEL "A":

Lots 5 and 6, Block 201, of "NORTHERN PACIFIC ADDITION TO ANACORTES", as per plat recorded in Volume 2 of Plats, page 9, records of Skagit County.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

PARCEL "B":

That portion of the Burlington Northern Railroad right-of-way designated as Northern Pacific Railroad on the plat of "NORTHERN PACIFIC ADDITION TO ANACORTES", as per plat recorded in Volume 2 of Plats, page 9, records of Skagit County, being more particularly described as follows:

Beginning at the Southwest corner of Block 201 of said plat; thence North 21°36'44" West along the Westerly line of Block 201, a distance of 200.00 feet to the Northwest corner of said Block 201; Thence North 72°12'09" East along the Northerly line of said Block 201, a distance of 120.25 feet to the true point of beginning;
Thence North 21°36'44" West, a distance of 144.89 feet; thence North 71°17'58" East, a distance of 60.06 feet;
Thence South 21°36'44" East, a distance of 145.84 feet to a point on the Northerly line of said Block 201;
Thence South 72°12'09" West, a distance of 60.12 feet to the true point of beginning.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

PARCEL "C":

That portion of the following described Tract "RR" which lies between the Northwesterly extensions of the Southwesterly and Northeasterly lines of that certain tract of land conveyed to Carolyn D. Smothers by that certain Quit Claim Deed recorded June 27, 1988 as Auditor's File No. 8806270125.

Tract "RR":

Tracts 1 and 2, Plate 7 in Section 14, Township 35 North, Range 1 East, W.M., and all that part of Tract 1, Plate 7 in Section 23, Township 35 North, Range 1 East, W.M., described as follows:

Commencing at the initial point of said Tract 1 of Section 23;
Thence West 305 feet;
Thence South 70°44' West 855 feet; thence South 23° East 112 feet;
Thence North 69°10' East 136 feet; thence North 70°53' East 533.5 feet;
Thence North 73°12' East 444 feet;
Thence North 17°45' East 32 feet to beginning.

EXHIBIT "A"
Legal Description
(continued)

EXCEPTING and excluding from said Tracts 1 and 2, Plate 7, said Section 14, and said described portion of Tract 1, Plate 7, Section 23, and all that part thereof heretofore conveyed to the former Great Northern Railway Company, now Burlington Northern Railroad Company, and described as follows:

Commencing at the initial point of Tract 1, Plate 7, said Section 23;
Thence South 17°45' West, 32 feet; thence South 73°12' West 444 feet;
Thence South 70°53' West, 533 5/10 feet;
Thence South 69°10' West 136 feet;
Thence North 22°, no minutes West, 40 feet; thence Easterly in a direct line a distance of 970 feet to a point in Tract 1, Plate 7, Section 23, which point is 40 feet Northwesterly measured at right angles, to the second course herein described;
Thence Northeasterly in a direct line a distance of 200 feet, more or less, to a point which bears North 17°45' East, 66 feet from the initial point of Lot 1, Tract 1, Section 23;
Thence South 17°45' West, 66 feet to the place of beginning.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.