

Recording Requested by &  
When Recorded Return To:  
US Recordings, Inc.  
2925 Country Drive Ste 201  
St. Paul, MN 55117



201002160205  
Skagit County Auditor

2/16/2010 Page 1 of 4 3:56PM

**After Recording Mail To:**  
Title Source, Inc.  
1450 West Long Lake  
Suite 400  
Troy, Michigan 48098

**COVER PAGE FOR WASHINGTON DEEDS**

**Type of Document to be Recorded:** QUITCLAIM DEED

76229801-01 Record 1st.

**Grantor:** William S. McMaster, III, a married man, who acquired title as a single man, and joined by his spouse Andrea M. McMaster

**Grantor's Mailing Address:** 1819 South 6th Street, Mount Vernon, Washington 98273

**Grantee:** William S. McMaster, III and Andrea M. McMaster, husband and wife, as joint tenants with right of survivorship

**Grantees Mailing Address:** 1819 South 6th Street, Mount Vernon, Washington 98273

**Legal Description (abbreviated):** PORTION of S/2 of SW 1/4 of NW 1/4 of Sec 29,  
Twp 34N, Range 4E.

**Assessor's Property Tax Parcel Account Number(s):** 340429-0-180-0005/3748-002-006-0001

**Prior Recorded Doc. Ref.:** Deed: Recorded July 25, 2005, Doc. No. 200507250147

For full legal, please see pg # 4.

**Prepared By:**

William S. McMaster, III  
1819 South 6th Street  
Mount Vernon, Washington 98273

**After Recording Mail To:**

~~Title Source, Inc.  
1450 West Long Lake  
Suite 400  
Troy, Michigan 48098~~

**Mail Tax Statements To:**

William and Andrea McMaster  
1819 South 6th Street  
Mount Vernon, Washington 98273

Assessor's Parcel Number: 340429-0-180-0005/3748-002-006-0001

**QUITCLAIM DEED**

TITLE OF DOCUMENT

45646540

①

**William S. McMaster, III, a married man, who acquired title as a single man, and joined by his spouse Andrea M. McMaster, the GRANTOR,**

Whose current address is 1819 South 6th Street, Mount Vernon, Washington 98273

FOR and in consideration of TEN AND NO/100 DOLLARS (\$10.00), in hand paid, conveys and warrants to

**William S. McMaster, III and Andrea M. McMaster, husband and wife, as joint tenants with right of survivorship, the GRANTEE,**

Whose current address is 1819 South 6th Street, Mount Vernon, Washington 98273

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

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

AND more commonly known as: 1819 South 6th Street, Mount Vernon, Washington 98273

Prior Recorded Doc. Ref.: Deed: Recorded July 25, 2005, Doc. No. 200507250147

When the context requires, singular nouns and pronouns, include the plural.

375  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

FEB 16 2010

Amount Paid \$  
Skagit Co. Treasurer  
By *mm* Deputy

2



201002160205  
Skagit County Auditor

Dated 01-27, 2010

William S. McMaster, III  
William S. McMaster, III

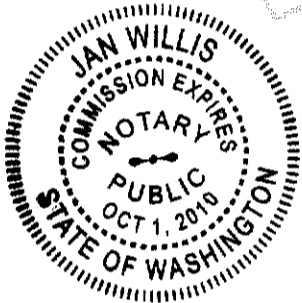
Andrea M. McMaster  
Andrea M. McMaster

STATE OF (Washington)  
COUNTY OF (Skagit) ss

On this day personally appeared before me **William S. McMaster, III and Andrea M. McMaster** to me known to be the individual(s) described in and who executed the within and foregoing instrument, and acknowledged that he/she/they signed the same as his/her/their free and voluntary act and deed, for the uses and purposes therein mentioned.

**NOTARY STAMP/SEAL**

Given under my hand and official seal of office this 27 day of January, A.D., 2010.



Jan Willis  
JAN WILLIS NOTARY PUBLIC

MY Commission Expires 10-1-10

Residing at: Mount Vernon  
SKAGIT COUNTY



201002160205  
Skagit County Auditor

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON, AND IS DESCRIBED AS FOLLOWS:

THE FOLLOWING DESCRIBED REAL ESTATE, SITUATED IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON: PARCEL A: THAT PORTION OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 34 NORTH, RANGE 4 EAST OF THE WILLAMETTE MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF LOT 6, BLOCK 2, NOBLE'S ADDITION TO MOUNT VERNON, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 6 OF PLATS, PAGE 9, RECORDS OF SKAGIT COUNTY, WASHINGTON; THENCE NORTH ALONG THE WEST LINE OF SIXTH STREET A DISTANCE OF 62.48 FEET; THENCE WEST PARALLEL WITH THE NORTH LINE OF LOTS 5 AND 6, BLOCK 2, NOBLE'S ADDITION TO MOUNT VERNON A DISTANCE OF 104 FEET; THENCE SOUTH TO THE NORTHWEST CORNER OF SAID LOT 5, BLOCK 2, NOBLE'S ADDITION TO MOUNT VERNON; THENCE EAST ALONG THE NORTH LINE OF SAID LOTS 5 AND 6, BLOCK 2, NOBLE'S ADDITION TO MOUNT VERNON, TO THE POINT OF BEGINNING. SITUATED IN SKAGIT COUNTY, WASHINGTON. PARCEL B: LOTS 5 AND 6, BLOCK 2, NOBLE'S ADDITION TO MOUNT VERNON, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 6 OF PLATS, PAGE 9, RECORDS OF SKAGIT COUNTY, WASHINGTON; EXCEPT THE SOUTH 95 FEET THEREOF. SITUATED IN SKAGIT COUNTY, WASHINGTON. SUBJECT TO: RESTRICTIONS, RESERVATIONS AND EASEMENTS OF RECORD. SKAGIT COUNTY HAS ESTABLISHED A POLICY FOR UNINCORPORATED AREAS TO PROTECT AND ENCOURAGE AGRICULTURE AND FORESTRY OPERATIONS. IF YOUR REAL PROPERTY IS LOCATED NEAR AN AGRICULTURE OR FORESTRY OPERATION, YOU MAY BE SUBJECT TO INCONVENIENCE OR DISCOMFORT ARISING FROM SUCH OPERATIONS, INCLUDING BUT NOT LIMITED TO, NOISE, ODORS, FUMES, DUST, FLIES, AND OTHER ASSOCIATED PESTS, THE OPERATION OF MACHINERY OF ANY KIND DURING ANY 24-HOUR PERIOD, THE STORAGE AND DISPOSAL OF MANURE, AND THE APPLICATION OF FERTILIZERS, SOIL AMENDMENTS, AND PESTICIDES. IF CONDUCTED IN COMPLIANCE WITH LOCAL, STATE, AND FEDERAL LAWS, THESE INCONVENIENCES OR DISCOMFORTS ARE HEREBY DEEMED NOT TO CONSTITUTE A NUISANCE AS PROVIDED IN CHAPTER 7.48 RCW FOR PURPOSES OF THE SKAGIT COUNTY CODE AND SHALL NOT BE SUBJECT TO LEGAL ACTION AS A PUBLIC NUISANCE



\*U01144093\*

1632 2/8/2010 76229801/1



201002160205  
Skagit County Auditor

2/16/2010 Page 4 of 4 3:56PM

24