

When recorded return to:

Patricia Lee Flannigan
1911 165th Court SE
Bellevue, WA 98008



201205180042
Skagit County Auditor

5/18/2012 Page 1 of 2 9:29AM

Filed for Record at Request of
Land Title and Escrow
Escrow Number: 142042-OE

Grantor: Tim Cosgrove and Elise Cosgrove
Grantee: Patricia Lee Flannigan

LAND TITLE OF SKAGIT COUNTY

QUIT CLAIM DEED

THE GRANTOR TIM COSGROVE AND ELISE COSGROVE, HUSBAND AND WIFE for and in consideration of **RELEASE OF RE: Mrs. Dorothy Huggins/Reimbursement For Road Construction Costs, Letter dated June 26, 2003, recorded May 3, 2012, under Auditor's File No. 201205030001** conveys and quit claims to **PATRICIA LEE FLANNIGAN, a single woman, as her separate property** the following described real estate, situated in the County of Skagit State of Washington, together with all after acquired title of the Grantor therein:

SEE ATTACHED EXHIBIT "A" HERETO FOR LEGAL DESCRIPTION

Abbreviated Legal: Lot 3, SP 32-87; Ptn Gov. Lot 4, 19-35-3 E W.M.

Tax Parcel Number(s): 350319-0-011-0101, P34487

Dated: May 10, 2012

Tim Cosgrove

Elise Cosgrove

State of Washington }
County of Skagit } SS

I certify that I know or have satisfactory evidence that Tim Cosgrove and Elise Cosgrove is the person(s) who appeared before me, and said person(s) acknowledged that they signed this instrument and acknowledge it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: May 15, 2012



Karen Ashley
Notary Public in and for the State of Washington
Residing at: Sedro-Woolley
My appointment expires: 9/11/2014

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

MAY 18 2012

Amount Paid \$ _____
Skagit Co. Treasurer
By nam Deputy

EXHIBIT A

Schedule "A-1"

142042-OE

DESCRIPTION:

Lot 3, Short Plat No. 32-87, approved October 16, 1987, recorded October 20, 1987 in Book 7 of Short Plats, page 191, under Auditor's File No. 8710200011 and being a portion of Government Lot 4, Section 19, Township 35 North, Range 3 East, W.M.

TOGETHER WITH a non-exclusive easement for all utilities, over, across and under a 10 foot strip of land, the Northerly and Westerly line of said strip, being described as follows:

Beginning at the Southwesterly corner of Lot 1 of said Short Plat;
thence North 84°37'03" East along the Southerly line of said Lot 1, a distance of 402.74 feet;
thence North 0°15'08" West along the Easterly line of said Lot 1, a distance of 150.70 feet to the South line of Lot 2 and the end of said line.

Situate in the County of Skagit, State of Washington.



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