



201302140139

Skagit County Auditor

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5 2:58PM

WHEN RECORDED, RETURN TO:  
FIRST AMERICAN MORTGAGE SERVICES  
1100 SUPERIOR AVENUE, SUITE 200  
CLEVELAND, OHIO 44114  
NATIONAL RECORDING

Please print or type information **WASHINGTON RECORDER'S Cover Sheet** (RCW 65.04)

**Document Title(s) QUIT CLAIM DEED**

Reference Number(s) of Related Documents:

**DOC ID # 200112140095**

Additional reference #'s on page of document

**Grantor(s) CARRIE L. COKER F/K/A CARRIE ENGHOLM, WHO ACQUIRED TITLE WITHOUT MARITAL STATUS, AS HER SEPARATE PROPERTY, HEREIN JOINED BY HER SPOUSE, DON COKER**

**Grantee(s) CARRIE L. COKER, A MARRIED WOMAN AS HER SOLE AND SEPARATE PROPERTY**

**TRUSTEE:**

**Legal description: PTN N1/2, 33-35-5 E W.M. AKA TR. 5, STEELHEAD BEND.**

**Complete Legal Description: PAGE 4**

**Assessor's Property Tax Parcel/Account Number: 350533-1-001-0614 (P40554)**

Auditor/Recorder will rely on the information provided on the form. The staff will not read the document to verify the accuracy or completeness of the indexing information provided herein.

I am requesting an emergency nonstandard recording for an additional fee as provided in RCW 36.18.010. I understand that the recording processing requirements may cover up or otherwise obscure some part of the text of the original document.

\_\_\_\_\_  
Signature of Requesting Party

Prepared By:  
Curphey & Badger Law  
Lance Schneider  
28100 US Highway 19 North, Suite 300  
Clearwater, Florida 33761

~~Return to and~~ mail tax statements to:

Carrie L. Coker  
26476 Panorama Pl  
Sedro Woolley, WA 98284

Property Tax ID#: 350533-1-001-0614 (P40554)

Order #: 7707950n

Ref #: 000688082221

## QUIT CLAIM DEED

Exempt from Real Estate Excise Tax per WAC 458-61A-203(A)

Made this 4<sup>th</sup> day of Jan, 2013 by and between CARRIE L. COKER f/k/a CARRIE ENGHOLM, a married woman, who acquired title without marital status, as her separate property, herein joined by her spouse, DON COKER, whose post office address is 26476 Panorama Pl, Sedro Woolley, WA 98284, first parties, Grantors; and CARRIE L. COKER, a married woman as her sole and separate property, whose post office address is 26476 Panorama Pl, Sedro Woolley, WA 98284, second party, Grantee;

Witnesseth, that said first parties for in consideration of the sum of ZERO and 00/100 (\$0.00) DOLLARS, and other good and valuable considerations in hand paid by second party the receipt whereof is hereby acknowledged, do hereby remise, release and quitclaim unto the said second party forever, all the right, title, interest, claim and demand which the said first parties have in and to the following described lot, piece or parcel of land, situate, lying and being in Skagit County, Washington to-wit:

**SEE COMPLETE LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"**

APN #: 350533-1-001-0614 (P40554)

Commonly known as: 26476 Panorama Pl, Sedro Woolley, WA 98284

Being all of that certain property conveyed to GRANTORS, by deed recorded 12/14/2001, as Document # 200112140095 of Official Records.



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SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2013507  
FEB 14 2013

Amount Paid \$  
Skagit Co. Treasurer  
By Mam Deputy

To have and to hold the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said first parties, either in law or in equity, to the only proper use, benefit and behalf of the said second party forever.

IN WITNESS WHEREOF, first parties have hereunto set their hands and seals the day and year first written above.

Carrie Coker  
CARRIE L. COKER f/k/a  
CARRIE ENGHOLM

Don Coker  
DON COKER

STATE OF Wa  
COUNTY OF Skagit

The foregoing instrument was hereby acknowledged before me this 5 day of Jan, 2013 by CARRIE L. COKER f/k/a CARRIE ENGHOLM and DON COKER, whose names are personally known to me or who have produced Driver Lic, as identification, and who have signed this instrument willingly.

Craig J. Burney  
Notary Public  
My commission expires:  
2-8-2013



No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantors/Grantee and /or their agents; no boundary survey was made at the time of this conveyance.



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**EXHIBIT 'A'**

File No.: 7707950n (mo)

Property: 26476 Panorama Place, Sedro Woolley, WA 98284

**THAT PORTION OF THE NORTH 1/2 OF SECTION 33, TOWNSHIP 35 NORTH, RANGE 5 EAST, W.M., SITUATED IN SKAGIT COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:**

**BEGINNING AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 33;**

**THENCE NORTH 88°26'49" EAST, 1,378.12 FEET;**

**THENCE SOUTH 00°33'37" WEST, 2,006.16 FEET;**

**THENCE SOUTH 89°25'29" WEST, 1,443.00 FEET TO THE POINT OF BEGINNING;**

**THENCE CONTINUING SOUTH 89°25'29" WEST, 330.00 FEET;**

**THENCE SOUTH 00°33'37" WEST 660.00 FEET TO THE EAST/WEST CENTER SECTION LINE;**

**THENCE NORTH 89°25'29" EAST, ALONG SAID EAST/WEST CENTER SECTION LINE 330.00 FEET;**

**THENCE NORTH 00°33'37" EAST, 660.00 FEET TO THE POINT OF BEGINNING.**

**SAID PREMISES ALSO KNOWN AS TRACT 5 OF THE UNRECORDED PLAT KNOWN BOTH AS PANORAMIC PLATEAU AND AS STEELHEAD BEND.**

**TOGETHER WITH A NON-EXCLUSIVE EASEMENT 100 FEET IN WIDTH FOR INGRESS, EGRESS AND UTILITIES OVER AND ACROSS SECTION 33, TOWNSHIP 35 NORTH, RANGE 5 EAST, W.M., THE CENTERLINE OF WHICH IS DESCRIBED AS FOLLOWS:**

**BEGINNING AT THE EAST 1/4 CORNER OF SAID SECTION 33;**

**THENCE SOUTH 89°25'29" WEST, ALONG THE EAST/WEST CENTERLINE OF SAID SECTION 33, A DISTANCE OF 1,000.00 FEET;**

**THENCE SOUTH 3°00'16" WEST, 505 FEET, MORE OR LESS, TO A POINT ON THE NORTH LINE OF THE COUNTY ROAD KNOWN AS THE OLD DAY CREEK ROAD, SAID POINT ALSO BEING THE POINT OF BEGINNING OF HEREIN DESCRIBED CENTERLINE;**

**THENCE NORTH 3°00'16" EAST, 505 FEET, MORE OR LESS, TO THE EAST/WEST CENTERLINE OF SAID SECTION 33;**

**THENCE CONTINUING NORTH 3°00'16" EAST, 250.43 FEET;**

**THENCE SOUTH 89°25'29" WEST, PARALLEL TO SAID EAST/WEST CENTERLINE OF SECTION 33, A DISTANCE OF 420.00 FEET;**

**THENCE NORTH 0°33'37" EAST 410.00 FEET;**

**THENCE SOUTH 89°25'29" WEST, PARALLEL TO SAID EAST/WEST CENTERLINE OF SECTION 33, A DISTANCE OF 2,850 FEET TO THE TERMINUS OF HEREIN DESCRIBED CENTERLINE.**

**FOR INFORMATION ONLY:**

**PTN N1/2, 33-35-5 E W.M. AKA TR. 5, STEELHEAD BEND**

**TOGETHER WITH A MULTIWIDE MANUFACTURED HOME, which is permanently affixed and attached to the land and is part of the Real Property and which, by intention of the parties, shall constitute a part of the realty and shall pass with it:**



**First American Title Insurance Company Mortgage Services-NTP**

File No.: 7707950n (mo)

Date: January 16, 2013

Year/Make: 1996/FLEETWOOD

L X W: 48X26

VIN #: WAFLS3113425WC13

A.P.N. 350533-1-001-0614 (P40554)



COKER

46424449

WA

FIRST AMERICAN ELS  
QUIT CLAIM DEED



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