



201305130153

Skagit County Auditor

\$74.00

5/13/2013 Page

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3

3:53PM

WHEN RECORDED RETURN TO:

S. Scott Burkhalter
BERESFORD BOOTH PLLC
145 3RD Ave. S., Ste 200
Edmonds, Washington 98020

DOCUMENT TITLE(S)

QUIT CLAIM DEED

REFERENCE NUMBER(S) OF DOCUMENTS ASSIGNED OR RELEASED:

NOT APPLICABLE

GRANTOR(S):

LORRAINE C. BISSELL

GRANTEE(S):

DAVID BISSELL

ABBREVIATED LEGAL DESCRIPTION:

LOTS 43-45, SAUK RIVER ESTATES

TAX PARCEL NUMBER(S):

3994-000-044-0000, P68896, 3994-000-045-0009, P68897

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20131237

MAY 13 2013

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

WHEN RECORDED RETURN TO:

S. SCOTT BURKHALTER
BERESFORD BOOTH PLLC
145 3RD AVE. S., STE. 200
EDMONDS, WASHINGTON 98020

FILED FOR RECORD AT REQUEST OF: LORRAINE C. BISSELL

QUIT CLAIM DEED

THE GRANTOR **LORRAINE C. BISSELL**, for and in consideration of a fulfillment of a settlement agreement incident to a divorce, conveys and quitclaims to GRANTEE **DAVID BISSELL**, as his separate property, the following described real estate, situated in the county of Skagit, state of Washington, together with all after acquired title of Grantor therein:

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

PARCEL "A":

LOT 43, "PLAT OF SAUK RIVER ESTATES", AS PER PLAT RECORDED IN VOLUME 8 OF PLATS, PAGE 13 AND 14, RECORDS OF SKAGIT COUNTY, WASHINGTON.

PARCEL "B":

LOT 44, "PLAT OF SAUK RIVER ESTATES", ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 8 OF PLATS, PAGES 13 AND 14, RECORDS OF SKAGIT COUNTY, WASHINGTON.

"PARCEL C":

Lot 45, "PLAT OF SAUK RIVER ESTATES", ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 8 OF PLATS, PAGES 13 AND 14, RECORDS OF SKAGIT COUNTY, WASHINGTON.

EXCEPTIONS:

A. ANY QUESTIONS WHICH MAY ARISE DUE TO SHIFTING OR CHANGING IN COURSE OF THE SAUK RIVER.

B. PROVISION SET FORTH ON THE FACE OF SAID PLAT, AS FOLLOWS:



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"TRACTS A THROUGH G, INCLUSIVE, ARE DEDICATED TO THE USE OF PRESENT AND FUTURE PROPERTY OWNERS OF LOTS 1 THROUGH 83, INCLUSIVE, AND ARE NOT DEDICATED AS PUBLIC RIGHTS-OF-WAYS. THE PRESENT AND FUTURE PROPERTY OWNERS OF LOTS 1 THROUGH 83, INCLUSIVE, ARE TO HAVE AN UNDIVIDED 1/83 INTEREST IN AND TO SAID TRACTS A THROUGH G, INCLUSIVE."

C. EASEMENT AND PROVISIONS THEREIN:

GRANTEE: PUGET SOUND POWER & LIGHT COMPANY
DATED: APRIL 27, 1979
RECORDED: MAY 8, 1979
AUDITOR'S NO.: 7905080024
PURPOSE: GRANTEE SHALL HAVE THE RIGHT TO CONSTRICT, OPERATE, MAINTAIN, REPAIR, REPLACE, AND ENLARGE AN UNDERGROUND ELECTRIC TRANSMISSION AND/OR DISTRIBUTION SYSTEM UPON AND UNDER THE RIGHT OF WAY TOGETHER WITH ALL NECESSARY OR CONVENIENT APPURTENANCES THEREFOR, WHICH MAY INCLUDE BUT NOT LIMITED TO THE FOLLOWING: UNDERGROUND CONDUITS, CABLES, COMMUNICATION LINES, VAULTS, MANHOLES, SWITCHES, AND TRANSFORMERS; AND SEMI-BURIED OR GROUND MOUNTED FACILITIES. FOLLOWING THE INITIAL CONSTRUCTION OF ITS FACILITIES. GRANTEE MAY FROM TIME TO TIME CONSTRUCT SUCH ADDITIONAL FACILITIES AS IT MAY REQUIRE.

LOCATION: LOTS 43 AND 44. ALL ROADS AS SHOWN ON SAID PLAT TOGETHER WITH THE EXTERIOR SEVEN (7) FEET OF THE ABOVE DESCRIBED LYING PARALLEL AND ADJACENT TO THE SAID ROAD.

AFFECTS: PARCELS "A" AND "B"

Assessor's Property Tax Parcel/Account Number: 3994-000-044-0000, P68896, 3994-000-045-0009, P68897

Dated: April 10 2013

Lorraine C. Bissell
LORRAINE C. BISSELL

STATE OF WASHINGTON |
COUNTY OF SNOHOMISH | ss

I certify that I know or have satisfactory evidence that LORRAINE C. BISSELL is the person who appeared before me, and said person acknowledged that she signed this instrument, and acknowledged it to be her free and voluntary act for the uses and purpose mentioned in the instrument.

Dated: 4-10-13

Denise R. Cavallo

Notary Public
State of Washington
DENISE R. CAVALLO
MY COMMISSION EXPIRES
May 19, 2017

Notary Public in and for the state of Washington, residing at Lake Stevens, Washington.
My commission expires: 5-19-2017

