



Skagit County Auditor \$125.00
4/17/2015 Page 1 of 4 3:38PM

RECORD AT REQUEST OF AND RETURN TO:
Heather D. Shand
SHAND LAW FIRM, PLLC
PO Box 1541
415 S. 1st Street
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20151265
APR 17 2015

Amount Paid \$
Skagit Co. Treasurer GUARDIAN NORTHWEST TITLE CO.

By Mama Deputy
QUIT CLAIM DEED

108443 -1

Grantors: DAVID E. EDWARDS and TEDDI T. EDWARDS, a married couple

Grantee: THE EDWARDS FAMILY REVOCABLE TRUST dated October 31, 2012, DAVID E. EDWARDS and TEDDI T. EDWARDS, Co-Trustees

Legal Description: (1.1600 ac) TAX 47 BAAP 30FT E & 531FT N OF SWC GOV LOT 3 THE 420FT N 120FT W 420FT S TPOB

Assessor's Tax Parcel Identification Numbers: P39503 / 350519-0-062-0008

Re-record of QCD to correct vesting into trust.
201212180015

THE GRANTORS DAVID E. EDWARDS and TEDDI T. EDWARDS, a married couple, for and in consideration of funding a trust, conveys and quit claims to THE EDWARDS FAMILY REVOCABLE TRUST dated October 31, 2012, DAVID E. EDWARDS and TEDDI T. EDWARDS, Co-Trustees, the following described real estate, situated in the County of Skagit, State of Washington, together with all after acquired title of the grantor(s) therein:

Parcel Number: P39503 / 350519-0-062-0008
Legal Description: See Legal Description attached as Exhibit A-1, and incorporated herein by reference.
Property Address: 701 Township Street, Sedro Woolley, WA 98284

I MARLA HICKOK, AM REQUESTING A NON-STANDARD RECORDING FOR AN ADDITIONAL \$50.00 FEE
Marla Hickok 4-17-15

QUIT CLAIM DEED

DATED this 14th day of April, 2015

GRANTOR:

DE
DAVID E. EDWARDS

SEE ATTACHED
CERTIFICATE

04/14/15
[Signature]

[Signature]
TEDDI T. EDWARDS

STATE OF CALIFORNIA)
) ss.
COUNTY OF)

On this _____ day of April, 2015, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared TEDDI EDWARDS, the Attorney in Fact for DAVID E. EDWARDS, to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged to me that he signed the same as his free and voluntary act and deed for the uses and purposes therein mentioned.

WITNESS my hand and official seal hereto affixed the day and year first above written.

Printed Name:
NOTARY PUBLIC in and for the State
residing at
My Appointment expires:

STATE OF CALIFORNIA)
) ss.
COUNTY OF)

On this _____ day of April, 2015, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared TEDDI T. EDWARDS, to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged to me that he signed the same as his free and voluntary act and deed for the uses and purposes therein mentioned.

WITNESS my hand and official seal hereto affixed the day and year first above written.

Printed Name:
NOTARY PUBLIC in and for the State of
residing at
My Appointment expires:



CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

A Notary Public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

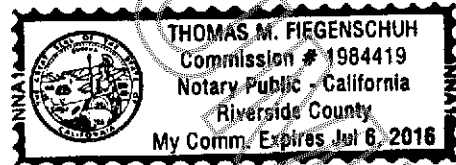
County of Riverside

On APRIL 14, 2015, before me, Thomas M. Fiegenschuh,
NOTARY PUBLIC, personally appeared DAVID E EDWARDS AND
TEDDI T EDWARDS

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) ~~is~~ are subscribed to the within instrument and acknowledged to me that ~~he~~ she/they executed the same in ~~his~~ her/their authorized capacity(ies), and that by ~~his~~ her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature

Thomas M. Fiegenschuh

(Signature of Notary Public)

PLACE NOTARY SEAL ABOVE

Document Title: (Optional)

QUIT CLAIM DEED

EXHIBIT A

The North 30 feet of that part of Government Lot 3, Section 19, Township 35 North, Range 5 East, W.M., described as follows:

Beginning at a point on the East line of Township Street if extended North from "FIRST ADDITION TO THE TOWN OF SEDRO IN SKAGIT COUNTY, WASHINGTON", as per plat recorded in Volume 3 of Plats, page 29, 416.75 feet North of the South line of said Government Lot 3; thence East 420 feet, more or less, to the West line of a tract conveyed to E. A. Lewis and Margaret Lewis, his wife, by deed dated January 19, 1945, and recorded January 23, 1945, in Volume 198 of Deeds, page 307, under Auditor's File No. 377550; thence North along the West line of said E. A. Lewis Tract, 142.71 feet, more or less, to the South line of a tract conveyed to R. O. Elliott, et al, by Deed dated July 10, 1944 and recorded August 28, 1944, in Volume 195 of Deeds, page 294, under Auditor's File No. 374039; thence West along the South line of said Elliott tract to the extended East line of said Township Street; thence South along said extended East line of Township Street, 144.25 feet, more or less, to the point of beginning.

Also that portion of Government Lot 3, Section 19, Township 35 North, Range 5 East, W.M., described as follows:

Beginning at a point 30 feet East and 561 feet North of the Southwest corner of said Government Lot 3;
thence East 420 feet;
thence North 90 feet;
thence West 420 feet;