



201604120005

Skagit County Auditor \$74.00  
4/12/2016 Page 1 of 2 9:06AM

**AFTER RECORDING MAIL TO:**

**COTTAGE WERKS, LLC  
9101 HARGREAVES PALCE  
MUKILTEO, WA 98275**

Filed for Record at Request of  
**Land Title and Escrow**  
Escrow Number: 153490-OE ✓

**SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX**  
20161283  
APR 12 2016

LAND TITLE OF SKAGIT COUNTY

**QUIT CLAIM DEED**

Amount Paid \$ 2230.<sup>00</sup>  
Skagit Co. Treasurer  
By *Mdm* Deputy

**THE GRANTOR VIRGINA A. BURDETTE, as Trustee on behalf of the ESTATE OF AYUMI TAKABE (DEBTOR) and authorized by ORDER OF U.S. BANKRUPTCY COURT OF WESTERN DISTRICT OF WASHINGTON, CASE #15-13561-MLB for and in consideration of Ten Dollars and Other Good and Valuable Consideration conveys and quit claims to COTTAGE WERKS, LLC, a Washington limited liability company the following described real estate, situated in the County of Skagit State of Washington, together with all after acquired title of the therein:**

**Abbreviated Legal: Lot 90, 1st Add. To Big Lake Waterfront Trs.**

**Tax Parcel Number(s): 3863-000-090-0119, P130396**

**Lot 90, "FIRST ADDITION BIG LAKE WATER FRONT TRACTS, SKAGIT COUNTY, WASHINGTON," as per plat recorded in Volume 4 of Plats, page 15, records of Skagit County, Washington, EXCEPT that portion conveyed to Skagit County for road by deed recorded January 12, 1962, under Auditor's File No. 616757;**

**SUBJECT TO AND TOGETHER WITH a non-exclusive easement for ingress and egress and utility purposes on, over, across, and under Lots 86, 87, 88, 89, and 90 of the, "FIRST ADDITION TO BIG LAKE WATER FRONT TRACTS", as per plat recorded in Volume 4 of Plats, page 12, records of Skagit County, Washington.**

**Said easement is twenty feet in width, lying ten (10.00) feet on each side of the following described easement centerline:**

**Beginning at the point of intersection of the centerline of that County road known as West Big Lake Boulevard with the South line of Lot 90, which point bears North 43°16'23" East, a distance of 16.89 feet from the Southwest corner of said Lot 90; thence North 25°21'30" West along the centerline of said County road, a distance of 87.81 feet to the P. T. of a 4° curve to the left, having a central angle of 14°24' and an arc of 360 feet, and which point (P. T. of said curve) is the true point of beginning of the easement centerline; thence along the following easement centerline courses and distances: North 27°02'20" East, 69.29 feet; North 2°21'20" West, 115.00 feet; North 7°46'40" East, 185.69 feet; North 4°26'10" West, 71.99 feet; North 42°17'10" West, 60.27 feet; South 89°51'30" West, 53.36 feet; South 67°52'40" West, 74.13 feet; and South 41°45'19" West, a distance of 147.76 feet to a point on the centerline of said County Road, which point is the true point of ending of the easement centerline, and which point bears North 39°45'30" West a distance of 38.80 feet from the P.C. of said 4° curve; thence North 39°45'30" West along centerline of said County road, a distance of 27.79 feet to a point on the North line of Lot 86, which point bears North 43°18'23" East, a distance of 144.86 feet from the Northwest corner of said Lot 86.**

**Situate in the County of Skagit, State of Washington.**

Dated: April 4, 2016

VIRGINIA A. BURDETTE, AS TRUSTEE ON BEHALF OF THE ESTATE OF AYUMI TAKABE(DEBTOR) AND AUTHORIZED BY ORDER OF U.S. BANKRUPTCY COURT OF WESTERN DISTRICT OF WASHINGTON, CASE #15-13561-MLB

BY: Virginia A. Burdette, as Trustee

STATE OF Washington }  
County of King } SS:

I certify that I know or have satisfactory evidence Virginia A. Burdette signed this instrument, on oath stated that She is authorized to execute the instrument and acknowledged it as the Trustee of The Estate of Ayumi Takobe and authorized by order of U.S. Bankruptcy Court of Western District of Washington, Case #15-13561-MLB to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: April 4, 2016

Yoon S Park  
Notary Public in and for the State of Washington  
Residing at Seattle, Washington  
My appointment expires: 12-31-2016

