



201605310079

Skagit County Auditor

\$73.00

5/31/2016 Page

1 of

1 10:41AM

When recorded return to:

Aaron and Krist Cohen
2311 Montgomery Place
Mount Vernon, WA 98273

Filed for Record at Request of
Guardian Northwest Title
Escrow Number: A111393

GUARDIAN NORTHWEST TITLE CO.
QUIT CLAIM DEED A111393

Abbreviated Legal:

Ptn. Lots 52 and 53, "BIG LAKE WATERFRONT TRACTS"

THE GRANTOR AARON COHEN, AS HIS SEPARATE ESTATE for and in consideration of WAC 458-61A-203 conveys and quit claims to AARON B. COHEN AND KRISTA COHEN, HUSBAND AND WIFE the following described real estate, situated in the County of Skagit State of Washington, together with all after acquired title of the Grantor therein:

That portion of Lots 52 and 53, "BIG LAKE WATERFRONT TRACTS", as per plat recorded in Volume 4 of Plats, page 12, records of Skagit County, Washington, described as follows:

Beginning at the intersection of the Southeasterly line of Lot 52 and the Northeasterly line of the County Road known as H.C. Peters Road; thence North 55°02' West along said County Road 15.17 feet; thence North 26°22' East 187.02 feet; thence South 63°38' East 112.62 feet; thence South 26°22' West 204.06 feet to the Northeasterly line of the H.C. Peters Road; thence North 55°02' West along said road 98.73 feet to the point of beginning.

TOGETHER WITH a non-exclusive easement 30 feet in width for ingress, egress and utilities and for community access as created and established by an instrument dated July 22, 1964, recorded July 23, 1964, as Auditor's File No. 653573.

Tax Parcel Number(s): P62042, 3862-000-053-0114

Dated: May 26, 2016

Aaron Cohen

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20152158
MAY 31 2016

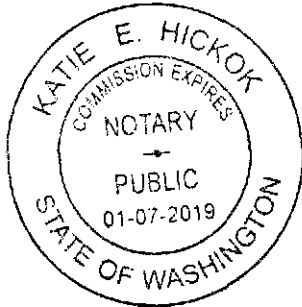
Amount Paid \$0
Skagit Co. Treasurer
By *mem* Deputy

State of Washington }
County of Skagit } SS:

I certify that I know or have satisfactory evidence that Aaron Cohen the person who appeared before me, and said person acknowledge that he signed this instrument and acknowledge it to be his free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 5-27-16

Notary Public



Notary Public in and for the State of Washington
Residing at: Mount Vernon
My appointment expires: 1-7-19