

UNOFFICIAL



201704260012

RECORDING REQUESTED BY:

Scott E. Taylor

INSTRUMENT PREPARED BY:

Scott E. Taylor
25135 Minkler Rd.
Sedro Woolley, Washington 98284

RETURN DEED TO:

Scott E. Taylor
25135 Minkler Rd.
Sedro Woolley, Washington 98284

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20171707

APR 26 2017

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

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SEND TAX STATEMENTS TO:

Scott E. Taylor
25135 Minkler Rd.
Sedro Woolley, Washington
98284

Tax Parcel/APN # P64387,
P115880

PTN LOTS 13-14 Chase Acreage

QUIT CLAIM DEED FOR WASHINGTON

Grantor: Bonnie J. Taylor

Grantee: Scott + Michelle Taylor H/W 25%/25%

STATE OF WASHINGTON

DATE: April 18, 2017

COUNTY OF SKAGIT

KNOW ALL MEN BY THESE PRESENTS THAT, for and in consideration of the sum of \$0.00 and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the below-named grantor (hereinafter "Grantor") hereby quitclaims to the below-named grantee (hereinafter "Grantee") and Grantee's heirs and assigns forever, all of Grantor's right, title, interest, and claim, and subject to all easements, encumbrances, protective covenants, rights-of-way, mineral rights, and other conditions and restrictions, if any, in or to the following described real estate located at 25135 Minkler Rd., Sedro Woolley, Skagit County, Washington 98284 (the "Property").

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Legal Description: That portion of Lots 13 and 14, "CHASE ACREAGE," as per plat recorded in Volume 3 of Plats, page 64, records of Skagit County, Washington, described as follows: Beginning at a point on the South line of said Lot 14, 209.06 feet North 53 29' East from the Southwest corner of said Lot 14; thence North 40 11' West, 107.3 feet; thence South 66 27' West, 99 feet, more or less, to the East line of the land conveyed to John D. Hovedal by Deed recorded March 30, 1921, in Volume 121 of Deeds, page 545, under Auditor's File No. 148863; thence North 11 26' West along the East line of said Hovedal land to Hanson Creek which marks the North line of Lots 13 and 14; thence East following the North line of Lots 13 and 14 to the Northeast corner of Lot 14; thence South along the East line of lot 14 to the Southeast corner thereof; thence South 53 29' West along the South line of Lot 14 to the point of beginning. Situate in the County of Skagit, State of Washington.

Including: PH203807AB 2000 PALM HARBOR 70'x29'

Subject to the following encumbrances or other restrictions: A. AN EASEMENT AFFECTING THE PORTION OF SAID PREMISES AND FOR THE PURPOSES STATED HEREIN, AND INCIDENTAL PURPOSES: For: Transmission line In Favor Of: The Pacific Telephone and Telegraph Company, a corporation Recorded: January 27, 1927 Auditor's No.: 200682, Volume 142 of Deeds, page 321 Affects: Exact location undisclosed on the record B. AN EASEMENT AFFECTING THE PORTION OF SAID PREMISES AND FOR THE PURPOSES STATED HEREIN, AND INCIDENTAL PURPOSES: For: Transmission line In Favor Of: United States of America Recorded: April 10, 1947 Auditor's No.: 403093, Volume 217 of Deeds, page 253 Affects: Exact location undisclosed on the record C. AN EASEMENT AFFECTING THE PORTION OF SAID PREMISES AND FOR THE PURPOSES STATED HEREIN, AND INCIDENTAL PURPOSES: For: To enter upon, dredge, construct, operate, maintain, repair, rebuild, and patrol the channel of Hansen Creek to create embankments, and all flood control works and structures In Favor Of: State of Washington Recorded: August 18, 1948 Auditor's No.: 421727, Volume 229 of Deeds, page 87 Affects: Exact location undisclosed on the record D. AN EASEMENT AFFECTING THE PORTION OF SAID PREMISES AND FOR THE PURPOSES STATED HEREIN, AND INCIDENTAL PURPOSES: For: Pipe line In Favor Of: Pacific Northwest Pipeline Corporation, a corporation Recorded: September 14, 1956 Auditor's No.: 541501 Affects: Exact location undisclosed on the record E. AN EASEMENT AFFECTING THE PORTION OF SAID PREMISES AND FOR THE PURPOSES STATED HEREIN, AND INCIDENTAL PURPOSES: For: One electric transmission and/or distribution line In Favor Of: Puget Sound Power & Light Company, a Massachusetts corporation Recorded: May 27, 1959 Auditor's No.: 580920 Affects: The centerline of said line shall be located as follows: Beginning at the West corner of Section 20, Township 35 North, Range 5 East, W.M.; thence South 87-55'30" East along the centerline of Section 20, a distance of 483.84 feet; thence North 54-16'30" East a distance of 296.99 feet; thence North 0-30' East a distance of 507.28 feet to centerline of County Road and the true point of beginning; thence North 0-30' East a distance of 137.1 feet; thence North 37-13'39" West, a distance of 505.09 feet to Hanson Creek. F. TITLE NOTIFICATION, AND THE TERMS AND CONDITIONS THEREOF: Between: Skagit County And: Bill VanPutten Recorded: December 3, 2004 Auditor's No.: 200412030090 Regarding: This parcel lies within an area or within 500 feet of land designated as natural resource land (agricultural, forest or mineral land of long-term commercial significance) by Skagit County. A variety of natural resource land commercial activities occur or may occur in the area that may not be compatible with non-resource uses and may be inconvenient or cause discomfort to area residents. This may arise from the use of chemicals; or from spraying, pruning, harvesting or extraction with associated activities, which occasionally generates traffic, dust, smoke, noise, and odor. Skagit County has established natural resource management operations as a priority use on designated natural resource lands, and

area residents should be prepared to accept such incompatibilities, inconveniences or discomfort from normal, necessary natural resource lands operation when performed in compliance with best management practices and local, state, and federal law. In the case of mineral lands, application might be made for mining-related activities including extraction, washing, crushing, stockpiling, blasting, transporting and recycling of minerals. If you are adjacent to designated natural resource lands, you will have setback requirements from designated natural resource lands consistent with SCC 14.16.810.

Grantor: Bonnie J Taylor
Marital Status: Not married
Address: 25135 Minkler Rd.
Sedro Woolley, Washington 98284

Grantees

Grantee: Scott E. Taylor
Marital Status: Married
Address: 25135 Minkler Rd.
Sedro Woolley, Washington 98284

Scott E. Taylor's Spouse: Michelle L. Taylor
Address: 25135 Minkler Rd.
Sedro Woolley, Washington 98284

Vesting Information / Property Interest: Joint tenancy with rights of survivorship, not as tenants in common.

Signatures

Grantor signed, sealed, and delivered this Quit Claim Deed to Grantee on April 18, 2017.

Grantor (or authorized agent)

Signed: Bonnie J Taylor
Print Name: Bonnie J Taylor

Notary Public

STATE OF WASHINGTON

COUNTY OF SKAGIT

On this the 18th day of April, 2017, the foregoing QUIT CLAIM DEED, entered into as of April 18, 2017, was sworn to and acknowledged before me by the following person(s), known or proven to me to be the person(s) whose name(s) is/are subscribed to within the instrument:

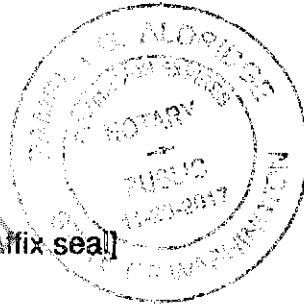
Bonnie J Taylor

(names of signatories)

WITNESS my hand and official seal

PRINT: Pamela G. Aldridge

[Affix seal]



SIGN: Pamela G. Aldridge

My Commission Expires: 11-26-2017

NOTARY PUBLIC

UNRECORDED QUIT CLAIM DOCUMENT