



201712110145  
Skagit County Auditor  
12/11/2017 Page 1 of 6 1:46PM \$79.00

After recording return to:

Mr. Jeffrey M. Francis &  
Ms. Tami Francis  
11223 Fourth Street  
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
20175726  
DEC 11 2017

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

**Document Title:** Quit Claim Deed  
**Grantor:** Skagit County, a Political Subdivision of the State of Washington.  
**Grantees:** Jeffrey M. Francis & Tami Francis, a married couple.  
**Tax Parcel No(s):** P71124 (XrefID No.: 4068-014-002-0000).

**Abbreviated Legal:**  
(0.8300 ac) SEIGFREIDS TO BAY VIEW, BLOCK 14, LOT 1, 2, 6, 7 AND 8, TOGETHER WITH THAT PORTION OF VACATED ALLEY WHICH UPON VACATION REVERTED TO SAID PREMISES BY OPERATION OF LAW. SURVEY RECORDED AF#200408240104.

**QUIT CLAIM DEED**

The Grantor, **Skagit County, a Political Subdivision of the State of Washington**, for the sole purpose of correcting inaccuracies in title to former public right-of-way to facilitate the issuance of title insurance, and not for monetary consideration, but for good and valuable consideration, conveys and quit claims to **Jeffrey M. Francis & Tami Francis, a married couple**, the Grantees, the following described real estate, including any after-acquired interest of Grantor, situated in the County of Skagit, State of Washington:

See, **Exhibit A**, attached hereto and incorporated by reference.

Situate in Skagit County, State of Washington.

This deed is given to quiet title to a public right-of-way pursuant to Laws 1889-90, Chapter 19, Section 32 and Laws of 1909, Chapter 90, Section 1, in recognition that this right-of-way was unopened between 1890 and 1904, and not for monetary consideration. The purpose of this deed is solely to correct an inaccuracy in the records of title.

This conveyance is subject to private easements and/or private rights-of-way, and/or other claims of use and/or possession, if any, over and across the above-described real property.

The above-described property is combined with adjoining properties of Grantees, and shall not be conveyed as separate building lots without compliance with the applicable Skagit County subdivision code. The property described herein is to be aggregated with the property owned by Grantees as part of the recognition of the reversionary rights of Grantees to vacated streets and alleys, and is not for the purpose of creating additional building lot(s).

DATED this 6 day of November, 2017.

BOARD OF COUNTY COMMISSIONERS  
SKAGIT COUNTY, WASHINGTON

Ron Wesen

RON WESEN, Chair

Kenneth A. Dahlstedt

KENNETH A. DAHLSTEDT, Commissioner

Lisa Janicki

LISA JANICKI, Commissioner

**BOUNDARY ADJUSTMENT**

Reviewed and approved in accordance  
with Skagit County Code Chapter 14.18

Howe Boeder  
Skagit Co. Planning & Dev. Services

Date 11/14/2017

Attest:

Amber Enps  
Clerk of the Board

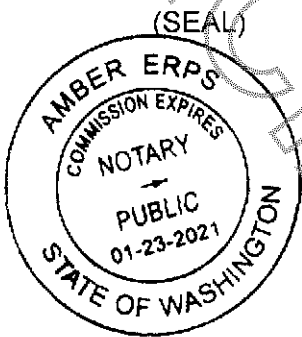
Approved as to form:

[Signature] 10/26/17  
Civil Deputy Prosecuting Attorney

STATE OF WASHINGTON }  
COUNTY OF SKAGIT } ss.

I certify that I know or have satisfactory evidence that Ron Wesen, Kenneth A. Dahlstedt, and/or Lisa Janicki is/are the person(s) who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument, on oath stated that he/she/they was/were authorized execute the instrument and acknowledged it as Commissioner(s) of Skagit County, to be the free and voluntary act of such party for the uses and purposes herein mentioned.

DATED this 12 day of November, 2017.



Amber Erps  
Notary Public  
print name: Amber Erps  
Residing at Mount Vernon  
My commission expires 01-23-2021

**Exhibit A**

**LEGAL DESCRIPTION**

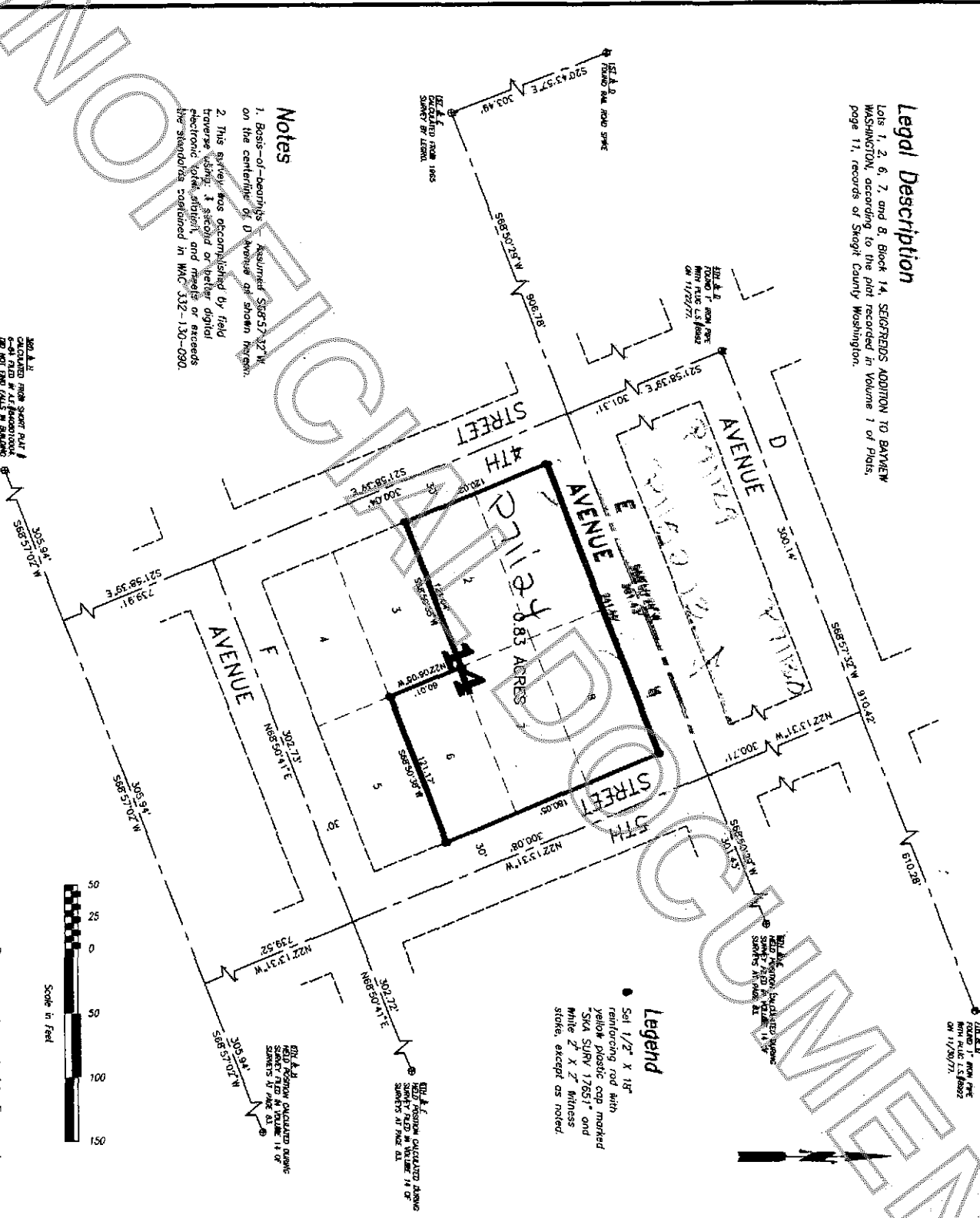
South 1/2 of E Street abutting Lots 1 & 8, Block 14, Plat of Siegrid's Addition to Bay View, Washington, Vol. 1 of Plats, page 11, records of Skagit County, Washington.

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

**Survey in the NW1/4 of the NE1/4 of Section 31, Twp. 35 N., Rng. 3 E., W.M.**

**Legal Description**  
 Lots 1, 2, 6, 7, and 8, Block 14, SECUREDS ADDITION TO PARKVIEW WASHINGTON, according to the plat recorded in Volume 1 of Plans, page 11, records of Skagit County Washington.

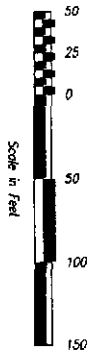
**Notes**  
 1. Basis-of-bearings assumed S88°57'32" W. on the centerline of D Avenue as shown herein.  
 2. This survey was accomplished by field traverse using a total station and electronic data collector and meets or exceeds the standards contained in WAC 302-130-0300.



**Legend**  
 • Set 1/2" x 1/2" reinforcing rod with yellow plastic cap marked SKA SURV 17651 and White 2" x 2" witness stake, except as noted.

DATE: 2004/18  
 DRAWN: [Signature]  
 CHECKED: [Signature]  
 DATE: 2004/04  
 SCALE: 1" = 50'  
 SHEET: 1 OF 1

**Survey for Jeff Francis**



**Skagit Surveyors & Engineers**  
 806 Metcalf St., Sedro-Woolley, WA 98284 Phone: (360) 855-2121 FAX: (360) 855-1658  
 COPYRIGHT 2004 SKAGIT SURVEYORS, INC.



**SURVEYOR'S CERTIFICATE**  
 This map correctly represents a survey made by me or under my direction in conformance with the Survey Recording Act in March 2004 at the request of Jeff Francis.  
 John L. Abernethy CERT#17851  
 Date: 8/14/04

**AUDITOR'S CERTIFICATE**  
 200408240304  
 Skagit County Auditor  
 8/24/2004 Page 1 of 2:58PM  
 County Auditor or Deputy Auditor

