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07/24/2019 03:38 PM Pages: 1 of 2 Fees: \$102.50
Skagit County Auditor

AFTER RECORDING MAIL TO:

Michael Powell
710 E Sharon Avenue
Burlington, WA 98233

Filed for Record at Request of:
First American Title Insurance Company

Space above this line for Recordors use only

GUARDIAN NORTHWEST TITLE CO.

QUIT CLAIM DEED

19-2557

File No: 4221-3258831 (th)

Date: July 19, 2019

Grantor(s): Sarah Trattner

Grantee(s): Michael Powell

Abbreviated Legal: PTN Lot 3, Block 130, First Addition To Burlington

Additional Legal on page:

Assessor's Tax Parcel No(s): P72160

THE GRANTOR(S) Sarah Trattner, spouse of the grantee for and in consideration of to **separate community property** in hand paid, conveys and quit claims to **Michael Powell, a married man as his sole and separate property**, the following described real estate, situated in the County of **Skagit**, State of **Washington**, together with all after acquired title of the grantor(s) herein:

LEGAL DESCRIPTION: Real property in the County of Skagit, State of Washington, described as follows:

The land referred to in this Commitment is described as follows: The East 45 feet of Lot 3, Block 130, "FIRST ADDITION TO BURLINGTON, SKAGIT CO., WASH." as per plat recorded in Volume 3 of Plats, Page 11, records of Skagit County, Washington; Except the South 230 feet thereof; And EXCEPT from the above described main tract that portion, if any, lying South of a line projected East from the South side of the existing power pole, as said pole was situated on May 2, 1956, on the West line of Lot 3, approximately 103 feet South of the South line of Sharon Street and as referred to in instrument recorded May 7, 1976, under Auditor's File No. 536657. ALSO an easement for road purposes, and for the installation and maintenance of sewer, water and other utility lines across the West 55 feet of the North 10 feet of the South 240 feet of said Lot 3, Block 130.

Situate in Skagit County, Washington

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20193089
JUL 24 2019

Amount Paid \$
Skagit Co. Treasurer
By Deputy

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LPB 12-05

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