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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 Recorders use only

GUARDIAN NORTHWEST TITLE CO.

QUIT CLAIM DEED

19-2557

Date: July 19, 2019

File No: **4221-3258831 (th)**

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 2019-2099

JUL 2 4 2019

Amount Paid \$50 Skagit Co. Treasurer By Deputy

LPB 12-05

Page 1 of 2

APN: P72160

Quitclaim Deed - continued

File No.: 4221-3258831 (th)
Date: 07/19/2019

Sarah Trattner

STATE OF Washington
)-Ss.

COUNTY OF Snohomish

I certify that I know or have satisfactory evidence that Sarah Trattner is/are the person(s) who appeared before me, and said person(s) acknowledged that he/sbe they signed this instrument and acknowledged it to be his/her/their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated:

Notary Public in and for the State of Washington Residing at:

My appointment expi

FIONA S. VASSAR
STATE OF WASHINGTON
NOTARY ----- PUBLIC
My Commission Expires 03-19-2022