

RECORDING REQUESTED BY:

AFTER RECORDING RETURN TO:
BRYCE WAITE
13069 Buchanan Lane
Mount Vernon, WA 98273

Real Estate Excise Tax
Exempt
Skagit County Treasurer
By Marissa Guerrero
Affidavit No. 2020-2823
Date 07/28/2020

QUITCLAIM DEED

THE GRANTOR

BRYCE WAITE AND LAURA MODRELL, HUSBAND AND WIFE WHO ACQUIRED TITLE AS UNMARRIED

for and in consideration of

Zero Dollars (\$0.00)

conveys and quit claims to
BRYCE WAITE AND LAURA MODRELL, 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(s) therein:

SEE ATTACHED EXHIBIT "A" Lot 2, short card No. PL08-0415, Lots 1 and 5, Vol. 4, Pg 36

Assessor's Property Tax Parcel/Account Number(s): P24566

Dated: 7/7 2020

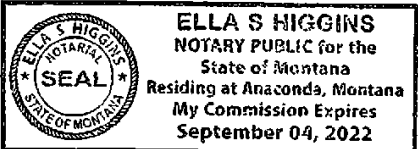
Bryce Waite
BRYCE WAITE

Laura Modrell
LAURA MODRELL

STATE OF ~~WASHINGTON~~ Montana
County of ~~Skagit~~ Deer Lodge } SS.

On this day personally appeared before me, BRYCE WAITE AND LAURA MODRELL, to me known to be the individual(s) described in and who executed the within and foregoing instrument, and acknowledged that they signed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official on July 7, 2020



Ella S Higgins
Notary Public in and for the State of ~~Washington~~ Montana
Residing at _____
My appointment expires 9-4-2022

Exhibit A

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON, AND IS DESCRIBED AS FOLLOWS:

LOT 2, SHORT CARD NO. PL08-0415, APPROVED ON MARCH 2, 2009 AND RECORDED MARCH 4, 2009, UNDER AUDITOR'S FILE NO. 200903040074, RECORDS OF SKAGIT COUNTY, WASHINGTON, BEING A PORTION OF LOT 1, "WM. SHAUGER ACREAGE, CLEAR LAKE, WASH.," AS PER PLAT RECORDED IN VOLUME 4 OF PLATS, PAGE 36, RECORDS OF SKAGIT COUNTY, WASHINGTON,

EXCEPT THAT PORTION OF SAID LOT 2, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 2;
THENCE NORTH 0°02'44" WEST ALONG THE WEST LINE OF SAID LOT A DISTANCE OF 13.17 FEET;
THENCE SOUTH 89°16'15" WEST PARALLEL WITH THE SOUTH LINE OF SAID LOT 2 A DISTANCE OF 104.64 FEET; THENCE SOUTH 0°43'45" EAST PERPENDICULAR TO SAID SOUTH LINE A DISTANCE OF 13.16 FEET TO SAID SOUTH LINE;
THENCE SOUTH 89°16'15" WEST ALONG SAID SOUTH LINE A DISTANCE OF 104.79 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH THAT PORTION OF LOT 5, "WM. SHAUGER ACREAGE, CLEAR LAKE, WASH.," AS PER PLAT RECORDED IN VOLUME 4 OF PLATS, PAGE 36, RECORDS OF SKAGIT COUNTY, WASHINGTON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 5;
THENCE SOUTH 89°16'15" WEST ALONG THE NORTH LINE OF SAID LOT 5 A DISTANCE OF 93.91 FEET;
THENCE SOUTH 0°43'45" EAST PERPENDICULAR TO SAID NORTH LINE A DISTANCE OF 14.69 FEET;
THENCE NORTH 89°16'15" EAST PARALLEL WITH SAID NORTH LINE A DISTANCE OF 93.73 FEET TO THE EAST LINE OF SAID LOT 5;
THENCE NORTH 0°03'02" WEST ALONG SAID EAST LINE A DISTANCE OF 14.69 FEET TO THE POINT OF BEGINNING.
SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

Parcel ID: 3997-000-001-0000, P24566

Commonly known as 13069 Buchanan Lane, Mount Vernon, WA 98273
However, by showing this address no additional coverage is provided

ABBREVIATED LEGAL: LOT 2, #PL08-0415, PTN LOTS 1 & 5, W. M. SHAUEGER AC. WA