



**202107200110**

07/20/2021 11:44 AM Pages: 1 of 5 Fees: \$107.50  
Skagit County Auditor

After recording return to:  
Ms. Jody Clemo & Mr. Michael L. Clemo  
24278 Walker Valley Road  
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
2021-3299  
JUL 20 2021

Amount Paid \$ 0  
Skagit Co. Treasurer  
By JLB Deputy

**Document Title:** Quit Claim Deed

**Grantor:** Skagit County, a Political Subdivision of the State of Washington.

**Grantees:** Jody Clemo and Michael L. Clemo, a married couple.

**Tax Parcel No(s):** P74579 (XrefID No.: 4135-003-017-0005); and  
P74577 (XrefID No.: 4135-001-013-0003); and  
P74580 (XrefID No.: 4135-004-018-0002).

**Abbreviated Legal:**

(1.7900 ac) MONTBORNE LOTS 1 TO 17 BLK 3; and (1.4900 ac) MONTBORNE LOTS 1 TO 13 BLK 1; and (1.8200 ac) MONTBORNE LOTS 1 TO 18 BLK 4. Situate in Skagit County, State of Washington.

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**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 **Jody Clemo** and **Michael L. Clemo**, 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.

SKAGIT COUNTY  
Contract # C20210179  
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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 applicable Skagit County 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 12 day of April, 2021.

BOARD OF COUNTY COMMISSIONERS  
SKAGIT COUNTY, WASHINGTON

*Lisa Janicki*  
LISA JANICKI, Chair

*Peter Browning*  
PETER BROWNING, Commissioner

*Ron Wesen*  
RON WESEN, Commissioner

BOUNDARY ADJUSTMENT  
Reviewed and approved in accordance  
with Skagit County Code Chapter 14.18

*Grace Boeder*  
Skagit Co. Planning & Dev. Services  
5/12/2021

Date

Attest:

*Kari Williams*  
Clerk of the Board

Approved as to form:

*[Signature]* 3/26/21  
Civil Deputy Prosecuting Attorney

**Exhibit "A"****Portions of the Roads and Alleys in the "Plat of the Town of Montborne, Skagit County, Washington" to be Vacated**

Portions of the following described roads and alleys within the "Plat of the Town of Montborne, Skagit County, Washington" as per plat recorded in Volume 2 of Plats, page 80, records of Skagit County, Washington, described as follows:

The Southeasterly 1/2 of Grant Street, the Northerly 1/2 of Idaho Street, all of Montana Street, all of Lafayette Street, the Northwesterly 1/2 of Lee Street, all of Walker Street and all of Division Street lying adjacent to the following described Tract "X";

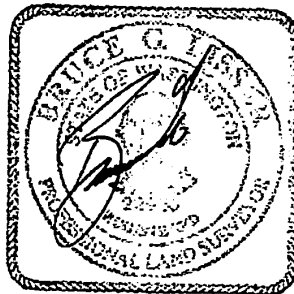
TOGETHER WITH all alleys within the Blocks of said following described Tract "X":

**Tract "X"**

Lots 1 through 13 (inclusive) Block 1, and Lots 1 through 17 (inclusive) Block 3, and Lots 1 through 18 (inclusive) Block 4, "Plat of the Town of Montborne, Skagit County, Washington" as per plat recorded in Volume 2 of Plats, page 80, records of Skagit County, Washington.

SUBJECT TO and TOGETHER WITH easements, reservations, restrictions, covenants, liens, leases, court causes and other instruments of record.

Situate in the County of Skagit, State of Washington.

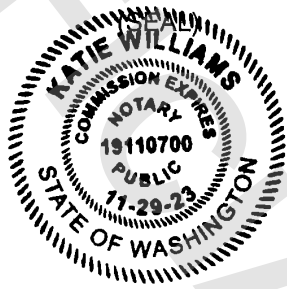


12-2-20

STATE OF WASHINGTON }  
COUNTY OF SKAGIT } ss.

I certify that I know or have satisfactory evidence that Lisa Janicki, Peter Browning, and/or Ron Wesen 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 April, 2021.



Katie Williams

Notary Public

Print name: Katie Williams

Residing at: Skagit County

My commission expires: 11-29-2023

UNRECORDED ORIGINAL DOCUMENT

