

202303170012

03/17/2023 08:51 AM Pages: 1 of 4 Fees: \$206.50
Skagit County Auditor, WA

Real Estate Excise Tax
Exempt
Skagit County Treasurer
By Shannon Burrow
Affidavit No. 20235823
Date 03/16/2023

RECORDATION REQUESTED BY/RETURN TO:
HENNESSEY LAW FIRM, PC
17300 N DALLAS PARKWAY #3090
DALLAS, TX 75248

Send Tax Notices to:
23506 GARDEN STREET
MOUNT VERNON, WA 98274

QUITCLAIM DEED

1725 NL 4841

This deed is exempt from the assessment and/or collection of Washington state real estate excise tax pursuant to

THE GRANTOR(S)

NEALE M CRESWELL, t/k/a Neale M. Hoffman

for and in consideration of \$0.00

in hand paid, conveys and quit claims to **NEALE M. CRESWELL AND JEFF CRESWELL**,
Wife and husband the following real estate, situated in the County of SKAGIT, State of
Washington:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Property Address: 23506 GARDEN STREET, MOUNT VERNON, WA 98274
Tax Parcel Number: P64408

TRACT "C" OF SURVEY RECORDED IN VOLUME 5 OF SURVEYS,
PAGES 67 AND 68, UNDER AUDITOR'S FILE NO. 8310160016, RECORDS OF
SKAGIT COUNTY, WASHINGTON
THAT PORTION OF TRACTS 18 AND 19, "PLAT OF CHEASTY'S BIG LAKE TRACTS

Dated: 2/25/23

Neale M. Hoffman
NEALE M. HOFFMAN

NKA NEALE M CRESWELL

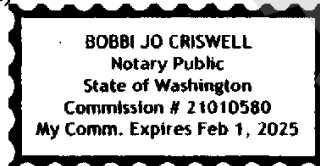
STATE OF WASHINGTON)
) SS.
 COUNTY OF Snohomish)

NKA NEALE M CRESWELL

I certify that I know or have satisfactory evidence that **NEALE M. HOFFMAN** is/are the person(s) who appeared before me, and said person(s) acknowledged that she/he/they signed this instrument and acknowledge it to be a free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: 02/25/2023

(Seal)



Bobbi Jo Criswell
 Notary name printed or typed: Bobbi Jo Criswell
 Notary Public in and for the State of Washington
 Residing at Snohomish
 My Appointment Expires: Feb. 1, 2025

This instrument was prepared by
 MELISSA SUE RENZA, Attorney at Law
 O/WO BC LAW FIRM, P.A.
 1803 S. KANNER HWY
 STUART, FL 34994

No title search was performed on the subject property by the preparer. The preparer of this deed makes no representation as to the status of the title nor property use or any zoning regulations concerning the described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and/or their agents, no boundary survey was made at the time of this conveyance.

Exhibit A

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

TRACT "C" OF SURVEY RECORDED IN VOLUME 5 OF SURVEYS, PAGES 67 AND 68, UNDER AUDITOR'S FILE NO. 8310160016, RECORDS OF SKAGIT COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

THAT PORTION OF TRACTS 18 AND 19, "PLAT OF CHEASTY'S BIG LAKE TRACTS, SKAGIT COUNTY, WASHINGTON", ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 4 OF PLATS, PAGE 49, RECORDS OF SKAGIT COUNTY, WASHINGTON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID TRACT 19; THENCE SOUTH 58 DEGREES 02' 38" WEST ALONG THE NORTHWESTERLY LINE OF SAID TRACTS 18 AND 19, A DISTANCE OF 20.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUE SOUTH 58 DEGREES 02' 38" WEST, A DISTANCE OF 17.75 FEET; THENCE SOUTH 48 DEGREES 30' 14" EAST, A DISTANCE OF 83.46 FEET; THENCE NORTH 58 DEGREES 02' 38" EAST, A DISTANCE OF 93.08 FEET; THENCE NORTH 31 DEGREES 18' 42" WEST PARALLEL WITH THE NORTHEASTERLY LINE OF SAID TRACT 19, A DISTANCE OF 80.00 FEET TO THE TRUE POINT OF BEGINNING.

TOGETHER WITH AN UNDIVIDED 1/9 INTEREST IN AND TO THE FOLLOWING:

THAT PORTION OF TRACT 53, "PLAT OF CHEASTY'S BIG LAKE TRACTS, SKAGIT COUNTY, WASHINGTON", ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 4 OF PLATS, PAGE 49, RECORDS OF SKAGIT COUNTY, WASHINGTON, LYING SOUTHERLY OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT THE NORTHEASTERLY CORNER OF SAID TRACT 53; THENCE SOUTH 66 DEGREES 21' 46" WEST ALONG THE NORTHERLY LINE OF SAID TRACT, A DISTANCE OF 117.79 FEET TO THE TRUE POINT OF BEGINNING OF THIS LINE; THENCE EASTERLY TO A POINT ON THE EASTERLY LINE OF SAID TRACT 53, THAT IS 25.30 FEET SOUTH OF THE NORTHEASTERLY CORNER OF SAID TRACT, AS MEASURED ALONG THE EAST LINE THEREOF, AND THE TERMINUS OF SAID LINE.

Parcel ID:P64408

Commonly known as 23506 Garden Street, Mount Vernon, WA 98274
However, by showing this address no additional coverage is provided

ABBREVIATED LEGAL: PTN. LOTS 18 AND 19, "CHEASTY'S BIG LAKE TRACTS", AKA TRACT "C", SURVEY NO. 8310180016.