



202310200067

10/20/2023 03:24 PM Pages: 1 of 2 Fees: \$204.50  
Skagit County Auditor

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2023 8474  
OCT 20 2023

After Recording Mail To:  
Andrew C. Schuh  
1204 Cleveland Avenue  
Mount Vernon, WA 98273

Amount Paid \$~~0~~  
Skagit Co. Treasurer  
By CS Deputy

**QUIT CLAIM DEED**

THE GRANTORS, Susan C. Neumann and Kismet A. Oettinger, unmarried persons, in consideration of \$10.00, convey and quit claim to Grantees, Susan C. Neumann as Trustee of the Susan C. Neumann Living Trust, dated August 16, 2011, and Kismet A. Oettinger as Trustee of the Kismet A. Oettinger Living Trust, dated August 16, 2011, as Tenants in Common, the following described real estate, situated in the County of Skagit, State of Washington, together with all after acquired title of the grantors herein:

Legal Description:

Lot 57, "DECEPTION PASS WATERFRONT TRACTS", as per plat recorded in Volume 5 of Plats, page 26, records of Skagit County, Washington.

SUBJECT TO the Easements, Restrictions and other Exceptions set forth on Exhibit "A" attached hereto.

Assessor's Tax Parcel Number(s): P64917/ 3898-000-059-009

Dated: the 25<sup>th</sup> day of August, 2023.

[Signature]  
SUSAN C. NEUMANN, Grantor

[Signature]  
KISMET A. OETTINGER, Grantor

State of Washington )  
) ss  
County of Skagit )

I certify that I know or have satisfactory evidence that Susan C. Neumann and Kismet A. Oettinger are the persons who appeared before me, acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes in the instrument.

DATED: The 25<sup>th</sup> day of August, 2023.

ANDREW C SCHUH  
NOTARY PUBLIC #197284  
STATE OF WASHINGTON  
COMMISSION EXPIRES  
JANUARY 29, 2026

[Signature]  
Andrew C. Schuh, Notary Public  
My commission expires 1/29/2026

## EXHIBIT A

**EXCEPTIONS:****A. RESERVATION OF MINERALS, ETC., AS PROVIDED BY SECTION 7797-56 OF REMINGTON'S REVISED STATUTES, AS CONTAINED IN DEED:**

From: State of Washington  
To: William P. Joslin  
Dated: September 27, 1945  
Recorded: November 3, 1945  
Auditor's No.: 384767, in Volume 204 of Deeds, page 375

(Affects tidelands only)

**B. RESTRICTIVE COVENANTS AS CONTAINED IN DEEDS UNDER WHICH TITLE IS CLAIMED:**

Dated: November 10, 1947  
Recorded: November 17, 1947  
Auditor's No.: 411234  
As Follows: Not to be used for commercial purposes

C. Right to the general public to the unrestricted use of all the waters of a navigable body of water not only for the primary purpose of navigation, but also for corollary purposes including (but not limited to) fishing, boating, bathing, swimming, water skiing, and other related recreational purposes, as those waters may affect the tidelands, shorelands, or adjoining uplands, and whether the level of water has been raised naturally or artificially to a maintained or fluctuating level all as further defined by the decisional law of this state.

(Affects all of the premises subject to such submergence.)

D. Terms, provisions and reservations under the Submerged Land Act (43 U.S.C.A. 1301 through 1311) and rights of United States of America to regulate commerce, navigation, flood control, fishing and production of power.

**E. TERMS AND CONDITIONS OF BENEFICIAL LANDSCAPING EASEMENT:**

Dated: November 25, 2009  
Recorded: November 25, 2009  
Auditor's No.: 200911250039

**F. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:**

Grantee: Steven D. Hulsey  
Dated: November 25, 2009  
Recorded: November 25, 2009  
Auditor's No.: 200911250040  
Purpose: Ingress and Egress  
Area Affected: A strip of land 12 feet in width over the existing driveway