



200302200130

Skagit County Auditor

2/20/2003 Page 1 of 4 2:18PM

COVER SHEET

Return to:

G. Brian Paxton
Attorney at Law
P.O. Box 1722
Mount Vernon, WA 98273

Document Title:
Quit Claim Deed

Document Date:
February 13, 2003

Grantor:
Thomas B. Otterstedt

Grantee:
Debra J. Otterstedt

Tract 1 Stillwood Div 1
P79584

AFTER RECORDING RETURN TO:

G. Brian Paxton
Attorney at Law
P.O. Box 1722
Mount Vernon, WA 98273

Grantor: Thomas B. Otterstedt
Grantee: Debra J. Otterstedt
Legal Description: See Exhibit "A" attached hereto
Tax ID Number: P79584/4343-000-001-007

QUIT CLAIM DEED

The Grantor, **THOMAS B. OTTERSTEDT**, pursuant to a Decree of Dissolution entered in Skagit County Superior Court under cause number **02-3-00337-7** conveys and quit claims to **DEBRA J. OTTERSTEDT** the following described real estate situated in the County of Skagit, State of Washington, together with all after acquired title of the grantor therein.

See legal description attached hereto as Exhibit "A"

This quit claim deed is not intended to extinguish, satisfy or reconvey the Deed of Trust with regard to this property dated executed on January 22, 2003 securing a payment of \$59,000 in which **DEBRA J. OTTERSTEDT** is the grantor and **THOMAS B. OTTERSTEDT** is the beneficiary.

DATED this 13 day of Feb, 2003.

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

780

FEB 20 2003

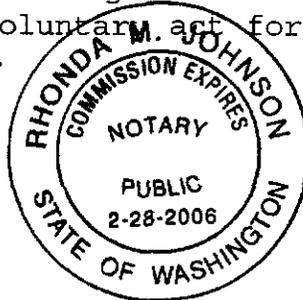
Thomas B. Otterstedt
THOMAS B. OTTERSTEDT

STATE OF WASHINGTON

) Amount Paid \$
Skagit Co. Treasurer
B) SS Deputy

COUNTY OF SKAGIT

I certify that I know or have satisfactory evidence that **THOMAS B. OTTERSTEDT** signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in the instrument.



Rhonda M. Johnson
NOTARY PUBLIC
My Appointment Expires: 2/28/06



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Tract 1, "PLAT OF STITTWOOD DIVISION NO. 1", as per plat recorded in Volume 11 of plats, page 47;

SUBJECT TO:

Easement granted to Gene Dunlap, a widower for right of way over roads now established and roads which might in future be established, for purpose of ingress and egress to and over all roads, dated December 10, 1947, recorded January 17, 1950, under Auditor's No. 440543;

Relinquishment of right of access to State Highway and of light, view and air, under terms of deed to the State of Washington, recorded November 11, 1956, and November 26, 1956, under Auditor's File No. 543652 and 558888, respectively;

Reservation of Easement in favor of Walter A. MITCHELL, as his separate property, for ingress, egress and utilities, dated June 28, 1974, recorded July 1, 1974, under Auditor's No. 803638;

Easement in favor of Puget Sound Power & Light Company, dated June 10, 1975, recorded July 8, 1975, under Auditor's No. 820257, to construct, maintain, etc., underground electric transmission and/or distribution system, TOGETHER WITH right of access to the right of way over and across the property, affecting a strip of land being 50 feet wide within Government Lots 6 and 7, of said Section 30, lying 25 feet on each side of the following described centerline: Commencing at the Southwest corner of said Government Lot 7; thence North $0^{\circ}54'22''$ East along the West line of said Lot 7 a distance of 415.77 feet to the intersection of a curve having a radius point bearing South $14^{\circ}01'54''$ West a distance of 630.09 feet from said intersection point; thence along the arc of said curve in a Southeasterly direction through a central angle of $54^{\circ}55'07''$ a distance of 603.86 feet to a point of reverse curve to the left; thence along the arc of the curve having a radius of 100 feet through a central angle of $53^{\circ}02'34''$ an arc distance of 92.58 feet to a point of reverse curve to the right; thence along the arc of the curve having a radius of 228.72 feet through a central angle of $8^{\circ}03'13''$ an arc distance of 32.15 feet to the TRUE POINT OF BEGINNING of said centerline; thence continue along aforesaid curve to the right through a central angle of $41^{\circ}27'19''$ an arc distance of 165.49 feet; thence South $24^{\circ}34'59''$ East a distance of 43.87 feet to the terminal point of this description;



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Protective covenants (but omitting restrictions, if any, based on race, color, religion or national origin) imposed by an instrument dated November 1, 1976, recorded November 8, 1976, under Auditor's File No. 845588;

Easement provision set forth on the face of said plat: An easement is hereby reserved for and granted to the City of Anacortes, Puget Sound Power & Light Company, the General Telephone Company, Nationwide Cablevision Company, and Cascade Natural Gas Company and their respective successors or assigns, under and upon the roadway areas designated hereon as Mitchell Drive, Mallard Point, and Brant Circle, in which to install, lay, construct, renew, operate and maintain underground conduit cables and wires with necessary facilities and other equipment for the purposes of serving the subdivision and other property with water, sewer, electricity, telephone, television, natural gas, garbage, police and fire protection services, TOGETHER WITH the right to enter upon the tracts at all times for the purposes stated;

Construction and maintenance obligation set forth on the face of said Plat: The cost of construction and maintaining all roads, streets, and alleys within this plat and all access roads to this plat, unless the same are dedicated as city roads, shall be the obligation of all owners of the lots in the plat and/or of any additional plats that may be served by said roads, streets, and/or alleys, and that the obligation to maintain shall be currently the obligation of any corporation in whom title to said roads, streets and/or alleys be held in the event that owners of these lots or the corporate or private owners of any of the roads, streets, and/or alleys of this plat or any additional plats served by these roads, streets, and/or alleys shall petition the City Council to include these roads, streets, and/or alleys in the road system said petitioners shall be obligated to bring the same to the current city road standards in all respects prior to acceptance by the city;

Rights dedicated to the Public and to Stittwood Property Owners Association to use that portion of Whistle Lake Road shown hereon, for all public purposes consistent with the use thereof for public highway purposes and also Mitchell Drive, Mallard Point, Brant Circle and Common Tract to Stittwood Property Owners Association and their successors and assigns for purposes set forth in the Association By-laws;

together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in any wise appertaining.



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