



200710010175

Skagit County Auditor

10/1/2007 Page 1 of 6 3:46PM

AFTER RECORDING MAIL TO:

Name Guardian NW Title
Address 1100 Cascade Place, Ste. 104
City/State Burien, WA. 98233
ATTN: Shirley Rose

Document Title(s): (or transactions contained therein)

1. Quit Claim Deed
- 2.
- 3.
- 4.

Reference Number(s) of Documents assigned or released:

☐ Additional numbers on page _____ of document

Grantor(s): (Last name first, then first name and initials)

1. Wilma Louie
- 2.
- 3.
- 4.
5. ☐ Additional names on page _____ of document

Grantee(s): (Last name first, then first name and initials)

1. 1019-1105 Curtis Street, LLC
- 2.
- 3.
- 4.
5. ☐ Additional names on page _____ of document

Abbreviated Legal Description as follows: (i.e. lot/block/plat or section/township/range/quarter/quarter)

lot 23, Trowbridge Addn to Sedro

☐ Complete legal description is on page _____ of document

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

P77368 & P37388

NOTE: The auditor/recorder will rely on the information on the form. The staff will not read the document to verify the accuracy or completeness of the indexing information provided herein.



B92714

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FILED AT REQUEST OF:

Guardian NW Title
160 Cascade Pl, Ste 104
Burlington, WA 98233

Attn: Shirley Rose

Grantor.	LOUIA, Wilma	GUARDIAN NORTHWEST TITLE CO. B92714E
Grantee.	1019-1105 Curtis Street, LLC	
Abbrev. Leg.	Lot 23, TROWBRIDGE ADDITION TO THE TOWN OF SEDRO, Vol. 3, p. 33 Plats Ptn of SW 1/4 of the SW 1/4 of Sec. 24, T35N, R4E, WM	
Tax Parcel #:	4175-000-023-0004/P77368 & 350424-0-043-0006/P37388	

**QUIT CLAIM DEED FOR CHANGE IN IDENTITY
AND DECLARATION OF EASEMENT AND COVENANTS**

ACCOMMODATION RECORDING ONLY

CHANGE OF IDENTITY

THE GRANTOR, WILMA LOUIA, a single woman, for purposes of transferring to a limited liability company, for change in identity with no change in beneficial interest, conveys and quitclaims to:

THE GRANTEE, 1019-1105 CURTIS STREET, LLC, a Washington limited liability company,

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 EXHIBIT I on the attached legal description, by this reference made a part hereof.

Situated in the County of Skagit, State of Washington.

EASEMENT

THE GRANTOR makes the above described conveyance together with and subject to a non-exclusive easement over, under and through the South 20 feet of Lot A, described on EXHIBIT I, for the benefit of Lot B, described on EXHIBIT I.

The easement is hereby declared, conveyed and granted over, under and through the South 20 Feet of Lot A, described on EXHIBIT I, for the purposes drainage and utilities.

Louia/CurtisStreetLLC/QCD

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including installation, maintenance, repair and replacement of any drainage or utility lines or other facilities, including temporary access over adjoining property if necessary for any such installation, maintenance, repair or replacement. The easement is granted for the benefit of Lot B. described on EXHIBIT I attached hereto.

Repair and maintenance of any drain or utility line or other facility shall be the responsibility of the owners of said Lot B. In the event of repair or replacement of any line serving Lot B, following such repair or replacement, the surface of the land shall be repaired and returned to the condition it was in prior to the repair or replacement.

COVENANT AND AGREEMENT FOR ADDITIONAL EASEMENT(S)

The Grantor herein contemplates future subdivision and development of Lot B. To facilitate any such future development, the Grantor intends to impose upon Lot A, and any subsequent owners of Lot A, the following obligations to cooperate with any such future development, including granting additional easement if required by the City of Sedro Woolley for approval of any such future development.

Accordingly, the successors to the Grantor as owners of Lot A shall not oppose application by the owner of Lot B for subdivision or other development of Lot B. Further, the owners of Lot A shall cooperate and agree to the creation of additional easement area along the West line of Lot A, for curbs, gutters, sidewalks, or utilities, if required by the City of Sedro Woolley as a condition for approval of development of Lot B, so long as the Lot A owner is not required to remove or relocate the existing home on Lot A and so long as any cooperation required under this covenant is at no expense to the owner of Lot A.

EASEMENTS AND COVENANTS TO RUN WITH LAND

The easements, covenants and restrictions contained herein shall run with the land and shall be binding upon property and upon any person, firm, corporation or entity of any kind whatsoever acquiring or owning an interest in the property, or any part thereof, and their lessees, guests, heirs, executors, personal, representatives, heirs and assigns.

In any litigation or proceeding to enforce any of the restrictions or covenants contained in this declaration, the substantially prevailing party shall be entitled to recover from the non-prevailing party its costs, including a reasonable attorney's fee.

DATED: September 24, 2007.



EXHIBIT I

LOT A:

Tax Parcel #: 350424-0-043-0006/P37388

The West 70.50 Feet of South 111.55 Feet of the following described "Tract X:"

"Tract X"

The East $\frac{1}{2}$ of the South $\frac{1}{5}$ of the North $\frac{1}{2}$, and the East $\frac{1}{2}$ of the North $\frac{1}{5}$ of the South $\frac{1}{2}$ of the Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 24, Township 35 North, Range 4 East, W.M., less a strip of land 10 feet wide off the West side reserved for street purposes;

SUBJECT TO A NON-EXCLUSIVE EASEMENT over, under and through the South 20 feet thereof for drainage and utilities for the benefit of "Lot B" described below.

Situate in Skagit County, Washington.



LOT B:

Tax Parcel #: 4175-000-023-0004/P77368

Lot 23, "TROWBRIDGE ADDITION TO THE TOWN OF SEDRO-WOOLLEY," as per plat recorded in Volume 3 of Plats, page 33, records of Skagit County, Washington,

TOGETHER WITH the following described "TRACT X:"

"Tract X"

The East $\frac{1}{2}$ of the South $\frac{1}{5}$ of the North $\frac{1}{2}$, and the East $\frac{1}{2}$ of the North $\frac{1}{5}$ of the South $\frac{1}{2}$ of the Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 24, Township 35 North, Range 4 East, W.M., less a strip of land 10 feet wide off the West side reserved for street purposes;

EXCEPT West 70.50 Feet of South 111.55 Feet of the above described "Tract X," (said exception being the same parcel as the above described Lot A),

AND TOGETHER WITH A NON-EXCLUSIVE EASEMENT over, under and through the South 20 feet the above described Lot A, for drainage and utilities.

Situate in the County of Skagit, State of Washington.

