



201003080068

Skagit County Auditor

3/8/2010 Page

1 of

2 11:17AM

After recording mail to:

Sullivan Barnes PLLC
152 Third Avenue S, Suite 102A
Edmonds, WA 98020

Reference number of related documents:

9705020074

QUITCLAIM DEED**Grantor:**

Dennis Steinman

Grantee:

The Denny Steinman Living Trust, Denny Steinman, Trustee, dated November 21, 2007

Property Transferred:

All of Grantor's interest in the real property commonly known as 18319 Eagle Point Lane,
Mount Vernon, WA, 98274.

Legal description:

See attached.

Assessor's property tax parcel number:

P90645

Dated: February 25, 2010
GRANTOR: DENNIS STEINMAN**STATE OF WASHINGTON**)

) ss

COUNTY OF SNOHOMISH)

On this 25 day of February, 2010, I certify that I know that Dennis Steinman is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in the instrument.


J. Adam Barnes, Notary Public

in and for the State of Washington,
residing at Edmonds, Washington.

My commission expires July 6, 2010

583
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

MAR 08 2010

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

Notary Public
State of Washington
JOHN A BARNES
My Appointment Expires Jul 6, 2010

That portion of Tracts 55 and 56, "BIG LAKE WATER FRONT TRACTS, SKAGIT COUNTY, WASHINGTON", as per plat recorded in Volume 4 of Plats, page 12, records of Skagit County, Washington, described as follows:

Beginning at a point on the South line of said Tract 56, which point bears North 69 degrees 47'40" East a distance of 0.21 feet from the original Southwest corner of said Tract 56, and which point is a point on the curve of the East right-of-way line of that county road known as Big Lake Boulevard, and at which point the tangent to the curve bears North 37 degrees 50'15" West;
thence North 69 degrees 47'40" East along the South line of said Tract 56 a distance of 88.85 feet to the Southerly corner of that tract conveyed to Richard E. Holeman by Quit Claim Deed recorded under Auditor's File No. 807174;
thence North 19 degrees 25'48" West along the West line of said Richard E. Holeman tract a distance of 80.00 feet to the Northwest corner of said Richard E. Holeman tract and the true point of beginning;
thence continue North 19 degrees 25'48" West 70.00 feet;
thence North 48 degrees 51'19" East 230 feet, more or less, to a point on the ordinary high water of Big Lake;
thence Southerly along said line of ordinary high water of Big Lake to a point which is 100 feet Northwesterly (as measured along said line of ordinary high water) from its intersection with the Easterly projection of the Southerly line of said Tract 56, said point being the Northeasterly corner of said Richard E. Holeman tract;
thence Southwesterly along the North line of said Richard E. Holeman tract to the true point of beginning.

TOGETHER WITH those easements of record described in Statutory Warranty Deed recorded under Skagit County Auditor's File No. 719507.

(Also known as Lot 2 of Survey filed August 15, 1990 in Book 10 of Surveys, pages 83 and 84, under Auditor's File No. 9008150039.)

Situate in the County of Skagit, State of Washington.

SUBJECT TO: Easement for roadway over the Southwesterly 10 feet as set forth in Deed recorded October 21, 1968, under Auditor's File No. 719507; Easement in favor of Skagit County Sewer District No. 2, recorded January 29, 1979, under Auditor's File No. 895613; Rights of the State of Washington in and to that portion of the property, if any, which lies below the line of ordinary high water of Big Lake; Any prohibitions of or limitations of use resulting from the rights of the public or riparian owners to use any portion which is now, or has formerly been, covered by water; Restrictions regarding boundary line adjustment recorded December 4, 1989, under Auditor's File No. 8912120037; All matters disclosed by survey recorded August 15, 1990, in Book 10 of Surveys, pages 83 and 84, under Auditor's File No. 9008150039; Water pipeline easement recorded October 9, 1990, under Auditor's File No. 9010090054; Road Maintenance Agreement recorded October 9, 1990, under Auditor's File No. 9010090056.



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