



201003260109

Skagit County Auditor

3/26/2010 Page

1 of

3 3:57PM

Document Title: Quit Claim Deed

Reference Number: AFN200609060139 & AFN200609060138

Grantor(s):

☐ additional grantor names on page ____

1. Jess W. Knutsen

2. Debora A. Knutsen

Grantee(s):

☐ additional grantee names on page ____

1. JP Morgan Chase Bank NA

2.

Abbreviated legal description:

☒ full legal on page(s) 2 and 3

PN SW SE 35-34-03

Assessor Parcel / Tax ID Number:

☐ additional tax parcel number(s) on page ____

APN 340 335-0-011-0003

P 23153 and 340 335-4-006-0200

P 123589

RECORDING REQUESTED BY:

JP Morgan Chase Bank, NA

AND WHEN RECORDED MAIL TO:

McCarthy & Holthus, LLP

19735 10th Avenue NE, Suite N-200

Poulsbo, WA 98370

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Reference: WA09-53217
Loan Number: 0698506565

Property Address: 16569 W Kamb Rd.
Mount Vernon, WA 98273

QUIT CLAIM DEED

The Grantors Jess W Knutzen and Deborah A Knutzen, husband and wife, for the purpose of completely rescind, and extinguish that certain Deed of Reconveyance recorded on 3/25/2009 under number 200903250048 with the official records of Skagit County Auditor, which reconveyance was issued in error by the grantor thereunder, and in lieu of foreclosure of that certain Deed of Trust recorded under AFN 200609060139* with the official records of Skagit County Auditor, with full satisfaction of the obligation of Grantors, do hereby convey and quit claim to the Grantee JP Morgan Chase Bank, NA, the following described real estate, situated in the County of Skagit State of Washington, together with all after acquired title of the Grantor therein:
*and AFN 200609060138

PARCEL A:

That portion of the Southwest Quarter of the Southeast Quarter of Section 35, Township 34 North, Range 3 East of the Willamette Meridian, described as follows:

Beginning at a point of intersection of the East line of the West 40 rods (660 feet) of the said Southwest Quarter of the Southeast Quarter of Section 35, with the North line of the County road;

Thence West along said County road 150 feet to the true point of beginning; SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Thence North 125 feet;

Thence West at right angles 80 feet;

Thence South at right angles to the North line of the County road;

Thence East along the County road to the point of the beginning;

EXCEPT road and ditch rights of way.

Situated in Skagit County, Washington

784
MAR 26 2010

Amount Paid \$ 10
Skagit Co. Treasurer
By Adam Deputy

PARCEL B:

That portion of the Southwest Quarter of the Southeast Quarter of Section 35, Township 34 North, Range 3 East of the Willamette Meridian, described as follows:

Beginning at a point of intersection of the East line of the West 40 rods (660 feet) of the said Southwest Quarter of the Southeast Quarter of Section 35, with the North line of the County road;

Thence West along said County road 230 feet to the true point of beginning, said point being the Southwest corner of that parcel conveyed to Thomas Cullen under Auditor's File No. 9806100038, records of Skagit County, Washington;

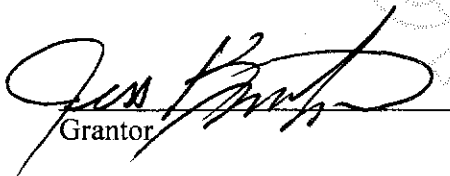


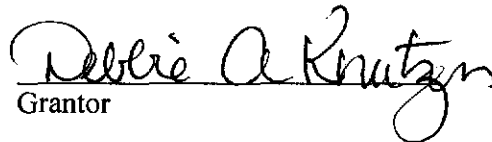
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Skagit County Auditor

Thence North along the West line of said Cullen parcel and said line projected North a distance of 528 feet, more or less, to the North line of the South 32 rods of said subdivision;
Thence West along said North line for a distance of 82.5 feet parallel to the North line of the County Road;
Thence South at right angles to the North line of the County Road;
Thence East along the County road to the point of beginning;
EXCEPT road and ditch right of way.
Situated in Skagit County, Washington

APN: 340335-0-011-0003
P23153 & 340335-4-006-0200
P123589

DATED: 2-19-10



Grantor

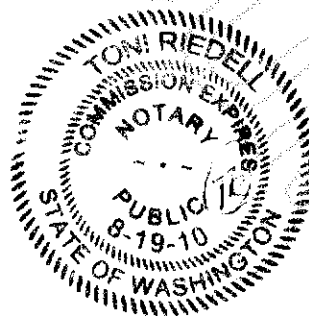

Grantor

State of Washington
County of Skagit

On this day personally appeared before me Jess Knutzen and Debbie Knutzen
Grantors, to me known to be the individuals described in and who executed the forgoing
instrument, and acknowledged that he/she signed the same as his/her free and voluntary act and
deed for the uses and purposes therein mentioned.

GIVEN under my hand and my official seal this 19 day of Feb, 2010


Notary Public in and for State of Washington
Residing at: Burkington
Commission expires: 8-19-10



201003260109
Skagit County Auditor