

Return address:

April Axthelm
17160 Dike Rd
Mt Vernon WA 98273



201108230055

Skagit County Auditor

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Document Title: Quit Claim Deed

Reference Number :

Grantor(s):

☐ additional grantor names on page ____

1. LaVenture Rental Properties LLC
- 2.

Grantee(s):

☐ additional grantee names on page ____

1. James Axthelm
2. April Axthelm

Abbreviated legal description:

☐ full legal on page(s) ____

Tract A SP MV 3-81 16-34-4

Assessor Parcel / Tax ID Number:

☐ additional tax parcel number(s) on page ____

P 25027

Quitclaim Deed

LaVenture Rental Properties LLC with an address of **17162 Dike Road, Mount Vernon, WA 98273**], ("Grantor"), in consideration of \$ 0, the receipt of which is acknowledged, does hereby remise, release and forever quitclaim to **James Axthelm and April Axthelm**, husband and wife, individuals with an address of **17160 Dike Road, Mount Vernon, WA 98273**, ("Grantee"), all right, title and interest of Grantor, if any, in and to the following real estate:

2400 LaVenture Road, Mount Vernon, WA 98273

Legal Description:

ACREAGE ACCOUNT, ACRES 2.22, TRACT A OF CITY OF MOUNT VERNON SHORT PLAT MV-3-81, RECORDED UNDER AF# 8101150066 TOGETHER WITH THAT PORTION OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 SECTION 16 TOWNSHIP 34 NORTH RANGE 4 EAST WM LYING NORTHERLY OF THE NORTH LINE OF TRACT A SHORT PLAT MV-3-81 APPROVED JANUARY 15 1981 RECORDED JANUARY 15 1981 IN VOLUME 5 OF SHORT PLATS PAGE 24 UNDER AUDITORS FILE #8101150066 AND LYING SOUTHERLY OF THE SOUTH LINE OF TRACTS A AND B OF SHORT PLAT MV-20-77 APPROVED NOVEMBER 28 1977 RECORDED DECEMBER 1 1977 IN VOLUME 2 OF SHORT PLATS PAGE 161 UNDER AUDITORS FILE #869545 AND LYING WESTERLY OF THE EAST LINE OF SAID TRACT B EXTENDED SOUTHERLY ALSO TOGETHER WITH THAT PORTION OF TRACT 14 PLAT OF SUNSET VIEW DIVISION #1 RECORDED IN VOLUME 12 OF PLATS PAGE 86 RECORDS OF SKAGIT COUNTY DESCRIBED AS FOLLOWS BEGINNING ON THE SOUTHWEST CORNER OF SAID TRACT THENCE NORTHEASTERLY TO A POINT 3 FEET DUE NORTH OF THE MOST NORTHERLY CORNER OF A CARPORT WHICH CORNER IS APPROXIMATELY 27 FEET EAST AND 32 INCHES NORTH OF SAID SOUTHWEST CORNER THENCE SOUTHEASTERLY PARALLEL TO THE NORTHERLY LINE OF SAID CARPORT AND SAID LINE EXTENDED TO ITS POINT OF INTERSECITON ON THE SOUTH LINE OF SAID TRACT 14 WHICH POINT IS APPROXIMATELY 79 FEET EAST OF THE SOUTHWEST CORNER OF SAID TRACT AS MEASURED ALONG THE SOUTH LINE THEREOF THENCE WESTERLY ALONG THE SOUTH LINE OF SAID TRACT 14 79 FEET MORE OR LESS TO THE SOUTHWEST CORNER AND POINT OF BEGINNING TRACT A OF CITY OF MOUNT VERNON SHORT PLAT MV-3-81, RECORDED UNDER AF# 8101150066 TOGETHER WITH THAT PORTION OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 SECTION 16 TOWNSHIP 34 NORTH RANGE 4 EAST WM LYING NORTHERLY OF THE NORTH LINE OF TRACT A SHORT PLAT MV-3-81 APPROVED JANUARY 15 1981 RECORDED JANUARY 15 1981 IN VOLUME 5 OF SHORT PLATS PAGE 24 UNDER AUDITORS FILE #8101150066 AND LYING SOUTHERLY OF THE SOUTH LINE OF TRACTS A AND B OF SHORT PLAT MV-20-77 APPROVED NOVEMBER 28 1977 RECORDED DECEMBER 1 1977 IN VOLUME 2 OF SHORT PLATS PAGE 161 UNDER AUDITORS FILE #869545 AND LYING WESTERLY OF THE EAST LINE OF SAID TRACT B EXTENDED SOUTHERLY ALSO TOGETHER WITH THAT PORTION OF TRACT 14 PLAT OF SUNSET VIEW DIVISION #1 RECORDED IN VOLUME 12 OF PLATS PAGE 86 RECORDS OF SKAGIT COUNTY DESCRIBED AS FOLLOWS BEGINNING ON THE SOUTHWEST CORNER OF SAID TRACT THENCE NORTHEASTERLY TO A POINT 3 FEET DUE NORTH OF THE MOST NORTHERLY CORNER OF A CARPORT WHICH CORNER IS APPROXIMATELY 27 FEET EAST AND 32 INCHES NORTH OF SAID SOUTHWEST CORNER THENCE SOUTHEASTERLY PARALLEL TO THE NORTHERLY LINE OF SAID CARPORT AND SAID LINE EXTENDED TO ITS POINT OF INTERSECITON ON THE SOUTH LINE OF SAID TRACT 14 WHICH POINT IS APPROXIMATELY 79 FEET EAST OF THE SOUTHWEST CORNER OF SAID TRACT AS MEASURED ALONG THE SOUTH LINE THEREOF THENCE WESTERLY ALONG THE SOUTH LINE OF SAID TRACT 14 79 FEET MORE OR LESS TO THE SOUTHWEST CORNER AND POINT OF BEGINNING

Subject to all valid easements, rights of way, covenants, conditions, reservations and restrictions of record, if any, and also to applicable zoning, land use and other laws and regulations.

To have and to hold the same, together with all the buildings, improvements and appurtenances belonging thereto, if any, to the Grantee and Grantee's heirs, successors and assigns forever.



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SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2528
AUG 23 2011

Amount Paid \$
Skagit Co. Treasurer
By MB Deputy

IT IS EXPRESSLY UNDERSTOOD AND AGREED between Grantor and Grantee that Grantor makes no representations, covenants or warranty of any kind whatsoever. By this instrument, the parties intend that Grantor release to Grantee whatever interest Grantor may have in the above property, if any.

The interest being released by the Grantor, if any, was acquired by: **Quit Claim Deed by Grantee.**

LaVenture Rental Properties LLC, in consideration of the above sum and other good and valuable consideration received, do hereby waive and release to Grantee all rights of dower, curtesy, homestead, community property, and all other right, title and interest, if any, in and to the above property.

IN WITNESS WHEREOF, this Quitclaim Deed is executed under seal on this 16 day of August, 2011

Signed, sealed and delivered in the presence of:

WITNESS

GRANTOR

Bruce Carter
[witness]

April Axthelm
James D. Axthelm (Seal)
[grantor]

WITNESS

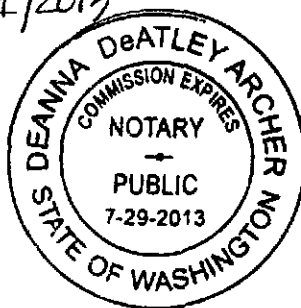
STATE OF Washington

COUNTY OF SKAGIT

In MOUNT VERNON on the 22nd day of AUGUST, 2011, before me, a Notary Public in and for the above state and county, personally appeared James Axthelm, known to me or proved to be the person named in and who executed the foregoing instrument, and being first duly sworn, such person acknowledged that he or she executed said instrument for the purposes therein contained as his or her free and voluntary act and deed. <

Deanna DeAtley Archer
NOTARY PUBLIC

My Commission Expires: 7/29/2013



(SEAL)

STATE OF WASHINGTON

COUNTY OF SKAGIT

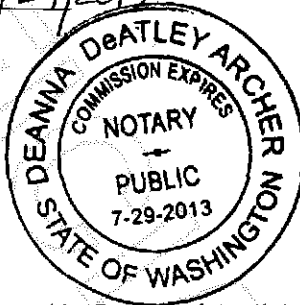


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In MOUNT VERNON, on the 22nd day of August, 2011, before me, a Notary Public in and for the above state and county, personally appeared April Axthelm], known to me or proved to be the person named in and who executed the foregoing instrument, and being first duly sworn, such person acknowledged that he or she executed said instrument for the purposes therein contained as his or her free and voluntary act and deed.

Deanna DeAtley Archer
NOTARY PUBLIC

My Commission Expires: 7/29/2013



(SEAL)

This Quitclaim Deed was prepared by James and April Axthelm

The street address of the property being conveyed is 2400 LaVenture Road, Mount Vernon, WA 98273

Send future tax bills to 17160 Dike Road, Mount Vernon, WA 98273

After recording, return to James and Axthelm, 17160 Dike Road, Mount Vernon, WA 98273



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