



201110100083

Skagit County Auditor

10/10/2011 Page 1 of 3 3:19PM

RETURN TO:

Patrick M. Hayden  
P.O.Box 454  
Sedro-Woolley, WA 98284

DOCUMENT TITLE(S) (or transactions contained herein):

QUIT CLAIM DEED

REFERENCE NUMBER(S) OF DOCUMENTS ASSIGNED OR RELEASED:

GRANTOR(S) (Last name, first name and initials):

1. Bumgarner, Dennis
2. Bumgarner, Elizabeth

GRANTEE(S) (Last name, first name and initials):

1. Bumgarner, John
2. Bumgarner, Cindy

ORIGINAL

LEGAL DESCRIPTION (Abbreviated: i.e., lot, block, plat or quarter, quarter, section, township and range).

Ptn. Lots 1 & 2, Block I, of Cape Horn on the Skagit

ASSESSOR'S PARCEL/TAX I.D. NUMBER:

Tax Parcel No. P63156

**QUIT CLAIM DEED**

The Grantors, DENNIS BUMGARNER and ELIZABETH BUMGARNER, husband and wife, convey and quit claim to the Grantees, JOHN BUMGARNER and CINDY BUMGARNER, husband and wife, all right, title and interest in the following described real property:

The Northeasterly 100 feet of Lots 1 and 2, Block "I" of "CAPE HORN ON THE SKAGIT" as per plat recorded in Volume 8 of Plats, pages 92 through 97, inclusive, records of Skagit County, the Southwesterly line of said Northeasterly 100 feet being measured parallel with and 100 feet Southwesterly of the Northeasterly line of said Lots 1 and 2. *Incl. m/H mod/line (Corinthian 75 56x14*  
Situating in the County of Skagit, State of Washington. *S/N 91470*

EXCEPT THE FOLLOWING DESCRIBED PROPERTY DESCRIBED AS PARCELS "A" AND "B":

**PARCEL A**

The Southwesterly twelve (12) feet of the Northwesterly 120 feet of the following described property:

The Northwesterly 100 feet of Lots 1 and 2, Block "I" of "CAPE HORN ON THE SKAGIT" as per plat recorded in Volume 8 of Plats, pages 92 through 97, inclusive, records of Skagit County, the Southwesterly line of said Northeasterly 100 feet being measured parallel with and 100 feet Southwesterly of the Northeasterly line of said Lots 1 and 2.

Together with the adjacent right-of-way of Mountain View Lane, if any. Situated in the County of Skagit, State of Washington.

**PARCEL B**

A parcel of land described as follows:

Beginning at the Northeasterly corner of Parcel A described above; thence 120 feet Southeasterly along the Northeasterly boundary of Parcel A to the Southeasterly boundary of Parcel A; thence 1 foot Northeasterly and parallel with the Southeasterly boundary of Parcel A; thence Northwesterly to a point 5 feet Northeasterly of the point of beginning on the Southeasterly boundary of Mountain View Lane; thence 5 feet Southwesterly to the point of beginning.

Together with the adjacent right-of-way of Mountain View Lane, if any. Situated in the County of Skagit, State of Washington.

The legal descriptions of Parcel A and Parcel B substantially conform to the Southwesterly and Southeasterly sides of the newly built fences which form a continuous boundary fence between the property of the parties. If there is any conflict between the location of the as-built fences and the legal description herein, then the location of the as-built fences as they exist on April 20, 2011 shall control the property boundary.

The purpose of this Quit Claim Deed is to extinguish the easements for water lines, driveways, and setback shown on the survey recorded in Skagit County Auditor's File No. 200808 as ordered in the Judgment entered in Skagit County Superior Court Cause No. 10-2-01214-4, recorded in Skagit County Auditor's File No. 201104200021, incorporated by reference in full. This deed is subject to rescission by



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court order, in the event of foreclosure, as set forth in Section 9 on Page 4 of said Judgment, which rights are reserved to Grantors.

DATED this 1 day of June, 2011.

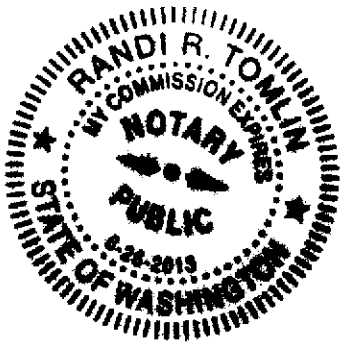
Dennis Bumgarner  
Dennis Bumgarner

Elizabeth R Bumgarner  
Elizabeth Bumgarner

STATE OF WASHINGTON )  
  ) ss.  
COUNTY OF SKAGIT )

On this day personally appeared before me **DENNIS BUMGARNER and ELIZABETH BUMGARNER** to me known to be the individuals described in and who executed the within and foregoing instrument, and acknowledged that they signed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

Given under my hand and official seal this 1<sup>ST</sup> day of JUNE, 2011.



Randi R. Tomlin

Print Name RANDI R. TOMLIN  
NOTARY PUBLIC in and for the State of  
Washington, residing at CONCRETE  
My Commission Expires: 6-26-13

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

20113049

OCT 10 2011

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



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