



201112300105

Skagit County Auditor

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After recording, return to (Name, Address, Zip):

Richard and Theresa Edwards

4045 NE 57th St.

Seattle WA 98105

QUITCLAIM DEED (Statutory Form)

Grantor(s): John S. Edwards

Grantee(s): Richard C. Edwards and Theresa Edwards

Abbreviated Legal Description: see attached parcel details

Assessor's Property Tax Parcel or Account No: 18989 and 18442

Reference No(s) of Documents Assigned or Released: 32-33-11 etal

John S. Edwards, 5747 60th Ave NE, Seattle WA 98105

Grantor, for and in consideration of love and affection

conveys and quitclaims to Richard C. Edwards, Seattle WA 98105 (4045 NE 57th St.) and Theresa Edwards, Seattle WA 98105 (4045 NE 57th St.) Grantee,

all right, title and interest in the following described real estate, situated in Skagit County, State of Washington, together with all after acquired title of the Grantor therein:

DATED November 7 2011

Handwritten signatures of John S. Edwards and Theresa Edwards

STATE OF WASHINGTON, County of KING

I certify that I know or have satisfactory evidence that JOHN S. EDWARDS, RICHARD C. EDWARDS, THERESA EDWARDS is/are the individual(s) who appeared before me, and who acknowledged that he/she/they signed this instrument and acknowledged it to be his/her/their free and voluntary act for the uses and purposes mentioned in the instrument.

DATED 7th of November 2011

Notary Public State of Washington DAN L GRIGG My Appointment Expires May 24, 2014

Notary Public for Washington My appointment expires

SKAGIT COUNTY WASHINGTON REAL ESTATE EXCISE TAX

20113969 DEC 30 2011

PUBLISHER'S NOTE: If a corporate grantor, complete and attach Form No. 68, Corporate Acknowledgment.



Form No. 289 - Quitclaim Deed (Statutory Form) ES © 2006 Washington Legal Blank, Portland, OR www.wlbfirms.com

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Amount Paid \$6 Skagit Co. Treasurer By [Signature] Deputy

Skagit County Assessor Parcel Details

Parcel Number P18989	XrefID 331132-0-002-0107	Quarter 03	Section 32	Township 33	Range 11
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Owner Information

EDWARDS RICHARD C & EDWARDS JOHN S
4045 NE 57TH ST
SEATTLE, WA 98105

Site Address(es) Location Map

[Locate this Parcel on iMap](#)
Assessor's Parcel Map: [PDF](#) | [DWF](#)

2011 Values for 2012 Taxes

Building Market Value \$14,400.00
Land Market Value +\$16,200.00
Total Market Value \$30,600.00
Assessed Value \$30,600.00
Taxable Value \$30,600.00

Sale Information

Deed QUIT CLAIM
Type DEED
Sale Date 11/7/1998
Sale Price \$0.00
[View Sales History](#)

2011 Property Tax Summary

2012 Taxes will be available after 2/15/2012
Use the link below for 2011 taxes
[View Tax Statement](#)

[View Value History](#)

Legal Description Definitions

RT#0-002-01 N1/2 S1/2 LT 4 LY ELY OF FO -REST RD DAF BAT NE C LT 4 TH SLY ALG EL YBDY OF LT 4 657.019FT TPOB OF LI TO BEG DES TH N 89-50-14 W 814.775FT TO ELY BD YOF FOREST SER RD ALSO BAT NE C LT 4 TH SLY ALG ELY BDY OF LT 4 985.529FT TPOB TH N 89-51-52 W 549.575FT TO ELY BDY OF FOREST SER RD

Land Use (920) TREES [WAC 458-53-030](#)

Neighborhood (332) 5-9.99 ACRES; RES

Utilities [Septic Information](#)

Levy Code 3400
City District Skagit County

Foundation POST & PIER
Construction Style

School District SD11

Exterior Walls SIDING

Fire District

Roof Style PITCHED

Year Built 1999

Roof Covering COMP

Acres 5.21

Floor Construction WOOD SUB FLOOR

Living Area 391.00 sq ft

Plumbing

Bedrooms

Heat-AirCond

Appliances

Fireplace WOOD STOVE

Exemptions



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Skagit County Assessor Parcel Details

Parcel Number P18992 **XrefID** 331132-0-005-0005 **Quarter** 03 **Section** 32 **Township** 33 **Range** 11

Owner Information

EDWARDS RICHARD C & EDWARDS JOHN S
4045 NE 57TH ST
SEATTLE, WA 98105

Site Address(es) Location Map

[Locate this Parcel on iMap](#)
Assessor's Parcel Map: [PDF](#) | [DWF](#)

2011 Values for 2012 Taxes

Building Market Value \$.00
Land Market Value +\$13,700.00
Total Market Value \$13,700.00
Assessed Value \$13,700.00
Taxable Value \$13,700.00

Sale Information

Deed QUIT CLAIM
Type DEED
Sale Date 11/7/1998
Sale Price \$.00
[View Sales History](#)

2011 Property Tax Summary

2012 Taxes will be available after 2/15/2012
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[View Tax Statement](#)

[View Value History](#)

Legal Description [Definitions](#)

(4.3900 ac) S32 T33 R11 TAX 1 PTN OF GOV LOT 4 LESS N 985' & THAT PTN OF GOV LOT 7 BOTH LYING E'LY OF FOREST SERVICE RD

Land Use (920) TREES [WAC 458-53-030](#)
Neighborhood (320) 2.5-4.99 ACRES; NO IMPROVEMENTS
Utilities [Septic Information](#)

Levy Code 3400
City District Skagit County

School District SD11
Fire District
Year Built
Acres 4.39

Foundation
Construction Style
Exterior Walls
Roof Style
Roof Covering
Floor Construction
Plumbing
Heat-AirCond
Fireplace

Living Area
Bedrooms
Appliances
Exemptions

NO PHOTO AVAILABLE FOR THIS PARCEL



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