

WHEN RECORDED, RETURN TO:
FIRST AMERICAN MORTGAGE SERVICES
1100 SUPERIOR AVENUE, SUITE 200
CLEVELAND, OHIO 44114
NATIONAL RECORDING



201301290065
Skagit County Auditor

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Prepared By:
Curphey & Badger Law
Christian Klimas
28100 US Highway 19 North, Suite 300
Clearwater, Florida 33761

~~Return~~ to and mail tax statements to:
John Carl Royce, Jr.
1771 Southeast 10th Avenue
Oak Harbor, WA 98277

Property Tax ID#: P64024
Order #: 7673338n
Ref #: 824516756

QUIT CLAIM DEED

Exempt from Real Estate Excise Tax per WAC 458-61A-211

Made this 28 day of December, 2012 by and between JOHN CARL ROYCE, JR., an unmarried man, who acquired title as a married man as his separate estate, whose post office address is 1771 Southeast 10th Avenue, Oak Harbor, WA 98277, first party, Grantor; and JOHN CARL ROYCE, JR., an unmarried man, whose post office address is 1771 Southeast 10th Avenue, Oak Harbor, WA 98277, second party, Grantee;

Witnesseth, that said first party for in consideration of the sum of ZERO and 00/100 (\$0.00) DOLLARS, and other good and valuable considerations in hand paid by second party the receipt whereof is hereby acknowledged, do hereby remise, release and quitclaim unto the said second party forever, all the right, title, interest, claim and demand which the said first party has in and to the following described lot, piece or parcel of land, situate, lying and being in Skagit County, Washington to-wit:

REAL PROPERTY IN THE CITY OF MOUNT VERNON, COUNTY OF SKAGIT, STATE OF WASHINGTON, DESCRIBED AS FOLLOWS:

LOT 2, "CAVANAWOOD SUBDIVISION NO. 1", AS PER PLAT RECORDED IN VOLUME 6 OF PLATS, AT PAGE 33, IN THE RECORDS OF SKAGIT COUNTY, STATE WASHINGTON.

Abbreviated legal: Lot 2 Cavanawood Subd. Ato 1 Vol 6 Pg. 33
EXCEPT THAT PORTION LYING EAST OF THE ADJUSTED BOUNDARY LINE, AS ESTABLISHED BY SKAGIT COUNTY SUPERIOR COURT STIPULATION AND AGREED DECREE ADJUSTING BOUNDARY, NO. 01-2-00131-3, SAID ADJUSTED BOUNDARY LINE DESCRIBED AS FOLLOWS:

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2013299

JAN 29 2013

Amount Paid \$0
Skagit Co. Treasurer
By *MM* Deputy

BEGINNING AT A POINT ALONG THE NORTH LINE OF SAID LOT 2, 7 FEET EAST OF THE NORTHWEST CORNER OF SAID LOT 2; THENCE SOUTHERLY TO A POINT ALONG THE SOUTH LINE OF LOT 1, OF SAID "CAVANAWOOD SUBDIVISION NO. 1", SAID POINT LYING 3 1/2 FEET WEST OF THE SOUTHWEST CORNER OF SAID LOT 2, AS MEASURED ALONG THE SOUTH BOUNDARY LINE OF SAID LOT 1, BEING THE TERMINAL POINT OF THE DESCRIBED LINE.

TOGETHER WITH THAT PORTION OF LOT 1, OF SAID "CAVANAWOOD SUBDIVISION NO. 1", LYING WEST OF THE ABOVE DESCRIBED ADJUSTED BOUNDARY LINE, AS ESTABLISHED BY SKAGIT COUNTY SUPERIOR COURT STIPULATION AND AGREED DECREE ADJUSTING BOUNDARY, NO. 01-2-00131-3.

FOR INFORMATION ONLY:

LT 2, "CAVANAWOOD SUBDIVISION NO. 1", VOL 6, AT PG 33.

COMMONLY KNOWN AS: 35266 PHIPPS DRIVE, MOUNT VERNON, WA 98274
APN #: P64024

Being all of that certain property conveyed to GRANTOR, by deed recorded 06/22/2008, as Document # 200806110076, of Official Records.

To have and to hold the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said first party, either in law or in equity, to the only proper use, benefit and behalf of the said second party forever.

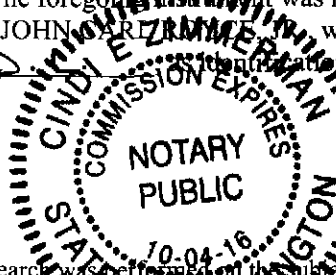
IN WITNESS WHEREOF, first party has hereunto set a hand and seal the day and year first written above.

John Carl Royce, Jr.
JOHN CARL ROYCE, JR.

STATE OF Washington)

COUNTY OF Island)

The foregoing instrument was hereby acknowledged before me this 28 day of Dec, 2012 by JOHN CARL ROYCE, JR., whose name is personally known to me or who has produced W.D. as the person, and who has signed this instrument willingly.



Cindy E. Zimmerman
Notary Public
My commission expires: 10-04-16

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the validity of the deed nor property use or any zoning regulations concerning described property herein conveyed nor as to the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and /or their agents; no boundary survey was made at the time of this conveyance.



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Exhibit "A"

Real property in the City of **Mount Vernon**, County of **SKAGIT**, State of **Washington**, described as follows:

LOT 2, "CAVANAWOOD SUBDIVISION NO. 1", AS PER PLAT RECORDED IN VOLUME 6 OF PLATS, AT PAGE 33, IN THE RECORDS OF SKAGIT COUNTY, STATE WASHINGTON.

EXCEPT THAT PORTION LYING EAST OF THE ADJUSTED BOUNDARY LINE, AS ESTABLISHED BY SKAGIT COUNTY SUPERIOR COURT STIPULATION AND AGREED DECREE ADJUSTING BOUNDARY, NO. 01-2-00131-3, SAID ADJUSTED BOUNDARY LINE DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ALONG THE NORTH LINE OF SAID LOT 2, 7 FEET EAST OF THE NORTHWEST CORNER OF SAID LOT 2; THENCE SOUTHERLY TO A POINT ALONG THE SOUTH LINE OF LOT 1, OF SAID "CAVANAWOOD SUBDIVISION NO. 1", SAID POINT LYING 3 1/2 FEET WEST OF THE SOUTHWEST CORNER OF SAID LOT 2, AS MEASURED ALONG THE SOUTH BOUNDARY LINE OF SAID LOT 1, BEING THE TERMINAL POINT OF THE DESCRIBED LINE.

TOGETHER WITH THAT PORTION OF LOT 1, OF SAID "CAVANAWOOD SUBDIVISION NO. 1", LYING WEST OF THE ABOVE DESCRIBED ADJUSTED BOUNDARY LINE, AS ESTABLISHED BY SKAGIT COUNTY SUPERIOR COURT STIPULATION AND AGREED DECREE ADJUSTING BOUNDARY, NO. 01-2-00131-3.

FOR INFORMATION ONLY:

LT 2, "CAVANAWOOD SUBDIVISION NO. 1", VOL 6, AT PG 33.

Commonly known as: 35266 Phipps Drive, Mount Vernon, WA 98274

APN #: **P64024**

ROYCE
46306390
FIRST AMERICAN ELS
QUIT CLAIM DEED

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