



201302270145

Skagit County Auditor

2/27/2013 Page 1 of 4 2:21PM

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

Please print or type information WASHINGTON STATE RECORDER'S Cover Sheet (RCW 65.04)

Document Title(s) (or transactions contained therein): (all areas applicable to your document must be filled in)

- 1. Quit Claim Deed
- 2. _____
- 3. _____
- 4. _____

Reference Number(s) of Documents assigned or released:

Additional reference #'s on page _____ of document

Grantor(s) (Last name, first name, initials)

- 1. Tesarik, Chris, J
- 2. Tesarik, Stephanie, A.

Additional names on page _____ of document.

Grantee(s) (Last name first, then first name and initials)

- 1. Tesarik, Chris J
- 2. Tesarik, Stephanie A.

Additional names on page _____ of document.

Legal description (abbreviated: i.e. lot, block, plat or section, township, range)

PTN SW1/4, NE1/4, SEC 31, T2N34N, R2G4E W.M.

Additional legal is on page 4 of document.

Assessor's Property Tax Parcel/Account Number assigned

340431-1-011-0105

Assessor Tax # not yet

The Auditor/Recorder will rely on the information provided on the form. The staff will not read the document to verify the accuracy or completeness of the indexing information provided herein.

I am requesting an emergency nonstandard recording for an additional fee as provided in RCW 36.18.010. I understand that the recording processing requirements may cover up or otherwise obscure some part of the text of the original document.

Signature of Requesting Party

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

~~Return~~ to and mail tax statements to:
Chris J Tesarik & Stephanie A Tesarik
17263 Britt Rd
Mount Vernon, WA 98273

Property Tax ID#: 340431-1-011-0105,
340431-1-012-0005 AND 340431-4-012-0106
Order #: 7730208n
Ref #: 000688091259

QUIT CLAIM DEED

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

Made this 4th day of February, 2013 by and between CHRIS J TESARIK and STEPHANIE A TESARIK, f/k/a STEPHANIE A LOWERY, husband and wife, who both acquired title as unmarried, whose post office address is 17263 Britt Rd, Mount Vernon, WA 98273, first parties, Grantors; and CHRIS J TESARIK and STEPHANIE A TESARIK, husband and wife, as joint tenants with rights of survivorship, whose post office address is 17263 Britt Rd, Mount Vernon, WA 98273, second parties, Grantees;

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

SEE COMPLETE LEGAL ATTACHED AS EXHIBIT "A"

Property Address: 17263 Britt Rd, Mount Vernon, WA 98273

Being all of that certain property conveyed to GRANTORS, by deed recorded on 04/30/1996 Instrument # 9604300136, of Official Records.



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SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

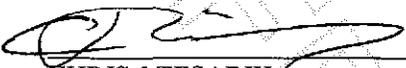
2013648

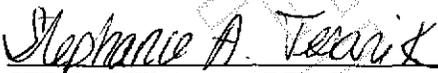
FEB 27 2013

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

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 parties, either in law or in equity, to the only proper use, benefit and behalf of the said second parties forever.

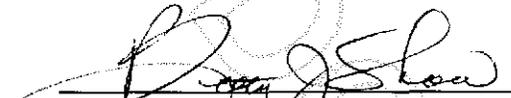
IN WITNESS WHEREOF, first parties have hereunto set their hands and seals the day and year first written above.


CHRIS J TESARIK


STEPHANIE A TESARIK, f/k/a
STEPHANIE A LOWERY

STATE OF WA
COUNTY OF Skagit

The foregoing instrument was hereby acknowledged before me this 10th day of February, 2013 by CHRIS J TESARIK and STEPHANIE A TESARIK, f/k/a STEPHANIE A LOWERY, whose names are personally known to me or who have produced Drivers License, as identification, and who have signed this instrument willingly.


Notary Public Betty J. Spray
My commission expires: 10/10/2014

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantors/Grantees 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:

PARCEL "A":

THAT PORTION OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 31, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M., DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE SOUTH LINE OF THE COUNTY ROAD FOLLOWING BRITT'S SLOUGH AND THE WEST LINE OF SAID SUBDIVISION;

THENCE SOUTH ALONG THE WEST LINE OF SAID SUBDIVISION A DISTANCE OF 115 FEET; THENCE EAST 87 FEET; THENCE NORTH PARALLEL TO THE WEST LINE OF SAID SUBDIVISION TO THE SOUTH LINE OF THE COUNTY ROAD; THENCE SOUTHWESTERLY ALONG THE SOUTH LINE OF SAID ROAD TO THE POINT OF BEGINNING; EXCEPT THAT PORTION THEREOF, IF ANY, LYING SOUTH OF THE LINE OF SAID SOUTHWEST 1/4 OF THE NORTHEAST 1/4; ALSO EXCEPT DIKE AND DRAINAGE DITCH RIGHTS OF WAY, IF ANY. SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

PARCEL "B":

THAT PORTION OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 31, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M., DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE SOUTH LINE OF THE COUNTY ROAD FOLLOWING BRITT'S SLOUGH AND THE WEST LINE OF SAID SUBDIVISION; THENCE SOUTH 0°12' 15" EAST ALONG THE WEST LINE OF SAID SUBDIVISION A DISTANCE OF 115.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 89° 47' 45" EAST A DISTANCE OF 87.00 FEET; THENCE SOUTH 0° 12' 15" EAST A DISTANCE OF 15.20 FEET, MORE OR LESS, TO THE SOUTH LINE OF SAID SUBDIVISION; THENCE SOUTH 89° 00' 12" WEST ALONG THE SOUTH LINE OF SAID SUBDIVISION A DISTANCE OF 87.01 FEET TO THE SOUTHWEST CORNER OF SAID SOUTHWEST 1/4 OF THE NORTHWEST 1/4; THENCE NORTH 0° 12' 15" WEST ALONG THE WEST LINE OF SAID SUBDIVISION A DISTANCE OF 16.40 FEET TO THE TRUE POINT OF BEGINNING.

ALSO THE NORTH 24.00 FEET OF THE WEST 87.00 FEET OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 31;

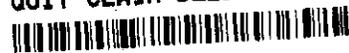
ALSO KNOWN AS TRACT 3 OF THAT FREDA M. POPPE RECORD OF SURVEY AND BOUNDARY LINE ADJUSTMENT AS RECORDED AUGUST 23, 1985, UNDER AUDITOR'S FILE NO. 8508230001 IN VOLUME 6 OF SURVEYS AT PAGE 104.

SITUATED IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

FOR INFORMATION ONLY:

PTN OF SW 1/4 OF NE 1/4 OF SEC 31, TWN 34 N, RNG 4 E, W.M.

Commonly known as: 17263 Britt Rd, Mount Vernon, WA 98273
APN #: 340431-1-011-0105, 340431-1-012-0005 AND 340431-1-012-0106

 **TESARIK**
46512888 WA
FIRST AMERICAN ELS
QUIT CLAIM DEED



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