



201305130154

Skagit County Auditor

\$75.00

5/13/2013 Page

1 of

4 3:53PM

WHEN RECORDED RETURN TO:

S. Scott Burkhalter
BERESFORD BOOTH PLLC
145 3RD Ave. S., Ste 200
Edmonds, Washington 98020

DOCUMENT TITLE(S)

QUIT CLAIM DEED

REFERENCE NUMBER(S) OF DOCUMENTS ASSIGNED OR RELEASED:

NOT APPLICABLE

GRANTOR(S):

LORRAINE C. BISSELL

GRANTEE(S):

DAVID BISSELL

ABBREVIATED LEGAL DESCRIPTION:

LOTS 46 AND 47, "PLAT OF SAUK RIVER ESTATES"

TAX PARCEL NUMBER(S):

3994-000-047-0007, P68899, 3994-000-046-0008, P68898

WHEN RECORDED RETURN TO:

S. SCOTT BURKHALTER
BERESFORD BOOTH PLLC
145 3RD AVE. S., STE. 200
EDMONDS, WASHINGTON 98020

**SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX**

2013 1738

MAY 13 2013

Amount Paid \$
Skagit Co. Treasurer
By *hum* Deputy

FILED FOR RECORD AT REQUEST OF: LORRAINE C. BISSELL

QUIT CLAIM DEED

THE GRANTOR **LORRAINE C. BISSELL**, for and in consideration of a fulfillment of a settlement agreement incident to a divorce, conveys and quitclaims to GRANTEE **DAVID BISSELL**, as his separate property, the following described real estate, situated in the county of Skagit, state of Washington, together with all after acquired title of Grantor therein:

LOTS 46 AND 47, "PLAT OF SAUK RIVER ESTATES", ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 8 OF PLATS, PAGES 13 AND 14, RECORDS OF SKAGIT COUNTY, WASHINGTON. THIS CONVEYANCE IS SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS, IF ANY, AFFECTING TITLE, WHICH MAY APPEAR IN THE PUBLIC RECORD, INCLUDING THOSE ON ANY RECORDED PLAT OR SURVEY, AS PER EXHIBIT "A" ATTACHED HERETO.

EXHIBIT A

EXCEPTIONS:

- A. ANY QUESTIONS WHICH MAY ARISE DUE TO SHIFTING OR CHANGING ON THE SAUK RIVER.
- B. RIGHT OF THE GENERAL PUBLIC TO THE UNRESTRICTED USE OF ALL WATERS OF A NAVIGABLE BODY OF WATER NOT ONLY FOR THE PRIMARY PURPOSE OF NAVIGATION, BUT ALSO FOR THE COROLLARY PURPOSES, INCLUDING (BUT NOT LIMITED TO) FISHING, BOATING, BATHING, SWIMMING, WATER SKIING AND OTHER RELATED RECREATIONAL PURPOSES, AS THOSE WATERS MAY AFFECT THE TIDELANDS, SHORELANDS, OR ADJOINING UPLANDS, AND WHETHER THE LEVEL OF WATER HAS BEEN RAISED NATURALLY OR ARTIFICIALLY TO A MAINTAINED OR FLUCTUATING LEVEL, ALL AS FURTHER DEFINED BY THE DECISIONAL LAW OF THIS STATE. (AFFECTS ALL OF THE PREMISES SUBJECT TO SUCH SUBMERGENCE.)



C. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SUBDIVISION:

PLAT/SUBDIVISION NAME: SAUK RIVER ESTATES
RECORDED: FEBRUARY 27, 1961
AUDITOR'S NO.: 604613

D. EASEMENT AND PROVISIONS THEREIN:

GRANTEE: PUGET SOUND POWER & LIGHT COMPANY, A WASHINGTON CORPORATION
DATED: APRIL 18, 1979
RECORDED: APRIL 24, 1979
AUDITOR'S NO.: 7904240040
PURPOSE: RIGHT TO CONSTRUCT, OPERATE, MAINTAIN, REPAIR, REPLACE AND ENLARGE ONE OR MORE ELECTRIC TRANSMISSION AND/OR DISTRIBUTION LINES OVER AND/OR UNDER THE RIGHT-OF-WAY.
LOCATION: ALL ROADS AS SHOWN ON SAID PLAT TOGETHER WITH THE EXTERIOR SEVEN (7) FEET OF THE ABOVE DESCRIBED LOT(S) LYING PARALLEL AND ADJACENT TO THE SAID ROAD.
AFFECTS: LOT 46

E. EASEMENT AND PROVISIONS THEREIN:

GRANTEE: PUGET SOUND POWER & LIGHT COMPANY, A WASHINGTON CORPORATION
DATED: APRIL 18, 1979
RECORDED: APRIL 24, 1979
AUDITOR'S NO.: 7904240041
PURPOSE: RIGHT TO CONSTRUCT, OPERATE, MAINTAIN, REPAIR, REPLACE AND ENLARGE ONE OR MORE ELECTRIC TRANSMISSION AND/OR DISTRIBUTION LINES OVER AND/OR UNDER THE RIGHT-OF-WAY.
LOCATION: ALL ROADS AS SHOWN ON SAID PLAT TOGETHER WITH THE EXTERIOR SEVEN (7) FEET OF THE ABOVE DESCRIBED LOT(S) LYING PARALLEL AND ADJACENT TO THE SAID ROAD.
AFFECTS: LOT 47

Assessor's Property Tax Parcel/Account Number: 3994-000-047-0007, P68899, 3994-000-046-0008, P68898.

Dated: April 10 2013


LORRAINE C. BISSELL



201305130154

STATE OF WASHINGTON

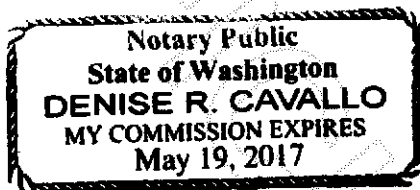
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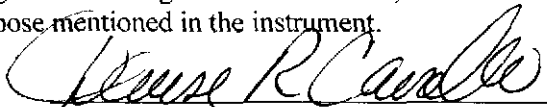
COUNTY OF SNOHOMISH

I certify that I know or have satisfactory evidence that **LORRAINE C. BISSELL** is the person who appeared before me, and said person acknowledged that she signed this instrument, and acknowledged it to be her free and voluntary act for the uses and purpose mentioned in the instrument.

Dated:

4-10-13




Notary Public in and for the
state of Washington, residing at
Lake Stevens, Washington.
My commission expires: 5-19-2017



201305130154