



201306120045

Skagit County Auditor

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WHEN RECORDED RETURN TO:

Name: _____
Address: _____
City, State, Zip _____

QUIT CLAIM DEED

THE GRANTOR Frank A. Bresnan, Sr.

for and in consideration of Love and affection

conveys and quit claims to Lynn J. Bresnan, formerly Lynn Stelzer

the following described real estate, situated in the County of Skagit, State of Washington,
together with all after acquired title of the grantor(s) herein:

Lot 7 and ptn lot 6 Cascade Vista Park
See attached legal description

**SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX**

20132189

JUN 12 2013

Tax Account Number: P76367

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

DATED June 12, 20 13

[Signature]

(Individual)

By _____ (President)

By _____ (Secretary)

STATE OF WASHINGTON)

COUNTY OF Skagit)

ss.

On this day personally appeared before me
Frank Bresnan, Sr.

to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that he signed the same as his free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 12th day of June, 2013

Alana Pizzuto
Notary Public in and for the State of Washington,
residing at Mount Vernon
My commission expires: 4-10-2016



STATE OF WASHINGTON)

COUNTY OF _____)

ss.

On this _____ day of _____, 20____
before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared _____

and _____
known to be the _____ President and _____
Secretary, respectfully, of _____

the corporation that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and _____ stated that _____ authorized to execute this instrument and that the seal affixed is the corporate seal of said corporation.

I witness my hand and official seal hereto affixed the day and year first above written.

Notary Public in and for the State of Washington,
residing at _____
My commission expires: _____

Schedule "A-1"
DESCRIPTION:

134724-PWE

PARCEL "A":

Lot 7, "CASCADE VISTA PARK," as per plat recorded in Volume 9 of Plats, pages 113 and 114, records of Skagit County, Washington.

Situate in the City of Sedro-Woolley, County of Skagit, State of Washington.

PARCEL "B":

That portion of Lot 6, "CASCADE VISTA PARK," as per plat recorded in Volume 9 of Plats, pages 113 and 114, records of Skagit County, Washington, described as follows:

Beginning at the Northwest corner of said Lot 6;
thence South 07°02'19" East along the West line thereof, a distance of 152.90 feet;
thence North 80°23'19" East, a distance of 62.95 feet;
thence South 10°30'55" East, a distance of 124.98 feet to a point on the curved South line of Lot 6 which is 15.82 feet arc distance Westerly from the Southeast corner of Lot 6;
thence Easterly along said curve through a central angle of 1°19'15", an arc distance of 15.82 feet to the Southeast corner of Lot 6;
thence North 14°15'16" West along the East line of Lot 6, a distance of 267.67 feet to the Northeast corner of Lot 6;
thence North 88°56'29" West along the North line of Lot 6, a distance of 53.09 feet to the Northwest corner of Lot 6 and the point of beginning of this description,

EXCEPT that portion described as follows:

Beginning at a point on the West line of said Lot 6 which lies South 07°02'19" East, a distance of 152.90 feet from the Northwest corner of said Lot 6;
thence North 80°23'19" East, a distance of 62.95 feet;
thence North 10°30'55" West a distance of 2.61 feet;
thence North 80°13'45" East, a distance of 2.86 feet;
thence North 9°46'15" West, a distance of 46.36 feet;
thence South 80°13'45" West, a distance of 63.45 feet to the West line of said Lot 6;
thence South 07°02'19" East along said West line, a distance of 48.85 feet to the point of beginning.

TOGETHER WITH a non-exclusive easement for ingress, egress and utilities described as follows:

Beginning at the Northwest corner of said Lot 6;
thence South 07°02'19" East along the West line thereof, a distance of 152.90 feet;
thence North 80°23'19" East, a distance of 62.95 feet to the true point of beginning;
thence South 10°30'55" East along the East line of said portion of Lot 6, a distance of 124.98 feet to a point on the curved North line of McGarigle Road from which the radius point lies North 12°55'58" West, a distance of 686.20 feet;



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DESCRIPTION CONTINUED:

PARCEL "B" continued:

thence Westerly along said curve through a central angle of $00^{\circ}20'55''$, an arc distance of 4.17 feet;
thence North $10^{\circ}36'59''$ West, a distance of 59.02 feet;
thence North $18^{\circ}09'59''$ West, a distance of 4.44 feet;
thence North $10^{\circ}04'06''$ West, a distance of 24.25 feet;
thence North $7^{\circ}13'35''$ West, a distance of 37.58 feet to a point bearing South $80^{\circ}23'19''$ West, a distance of 2.52 feet from the true point of beginning;
thence North $80^{\circ}23'19''$ East, a distance of 2.52 feet to the true point of beginning.

ALSO, TOGETHER WITH a non-exclusive easement for ingress, egress and utilities described as follows:

That portion of Tract 2 above lying Northerly and Easterly of the following described line:

Beginning at a point on the West line of said Lot 6 which lies South $7^{\circ}02'19''$ East, a distance of 108.31 feet from the Northwest corner thereof;
thence North $81^{\circ}22'35''$ East, a distance of 34.16 feet;
thence North $80^{\circ}14'05''$ East, a distance of 24.50 feet;
thence South $9^{\circ}45'55''$ East, a distance of 36.35 feet;
thence South $7^{\circ}13'35''$ East, a distance of 7.68 feet to the South line of Tract 2 above and the terminal point of this description.

Situate in the City of Sedro-Woolley, County of Skagit, State of Washington.



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