



201312270017

Skagit County Auditor

\$74.00

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**SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX**

2013 5141
DEC 27 2013

Amount Paid \$*6*
Skagit Co. Treasurer
By *man* Deputy

QUITCLAIM DEED

This instrument prepared by:

Jay A. Rosenberg, Esq., Rosenberg LPA, Attorneys At Law, 3805 Edwards Road, Suite 550,
Cincinnati, Ohio 45209 (513) 247-9605 Fax: (866) 611-0170 and Vic J. Devlaeminck Esq.,
Attorney At Law, Washington State Bar Number: 16609.

After Recording Return To:

MICHAEL G. TROXEL and CATHERINE A. TROXEL,
2402 42nd Place, Anacortes, WA 98221

LAND TITLE OF SKAGIT COUNTY

148078-S

Commitment Number: 404105

ASSESSOR PARCEL IDENTIFICATION NUMBER:
4727-000-003-0000 I.D. No. P114068

ABBREVIATED LEGAL : Lot 23, Forest Hills PUD

EXEMPT: Deed of Gift WAC 458-61A-201

CATHERINE A. TROXEL, married to **MICHAEL G. TROXEL**, hereinafter grantor, whose tax-mailing address is **2402 42nd Place, Anacortes, WA 98221**, for \$0.00 and as a gift to husband in consideration paid, conveys and quitclaims to **MICHAEL G. TROXEL** and **CATHERINE A. TROXEL**, husband and wife, for their joint lives, with the remainder to the survivor of them, hereinafter grantees, whose tax mailing address is **2402 42nd Place, Anacortes, WA 98221**, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

LEGAL DESCRIPTION:

Lot 3, "PLAT OF FOREST HILLS PUD," as per plat recorded in Volume 17 of Plats, pages 42 and 43, records of Skagit County, Washington. TOGETHER WITH a non-exclusive easement for ingress and egress over and across that portion of Lot 4 of said PLAT OF FOREST HILLS PUD more particularly described as follows:

Beginning at the Southeasterly corner of Lot 2 of said PLAT OF FOREST HILLS PUD; thence Northerly along the Easterly boundary of said Lot 2 a distance of 108.80 feet to the Northeasterly corner of said Lot 2; thence Easterly a distance of 30 feet to the Northwesterly corner of Lot 3 of said PLAT OF FOREST HILLS PUD; thence Southerly along the Westerly boundary of said Lot 3 a distance of 108.80 feet to the Southwesterly corner of said Lot 3; thence Westerly along the Southerly line of said Lot 4 to the point of beginning. Situate in the City of Anacortes, County of Skagit, State of Washington.

Assessor's Parcel Number: 4727-000-003-0000 I.D. No. P114068

Property Address is: 2402 42nd Place, Anacortes, WA 98221.

The real property described above is conveyed subject to and with the benefit of: All easements, covenants, conditions and restrictions of record; in so far as in force applicable.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

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 grantor, either in law or equity, to the only proper use, benefit and behalf of the grantees forever.

Prior instrument reference: _____



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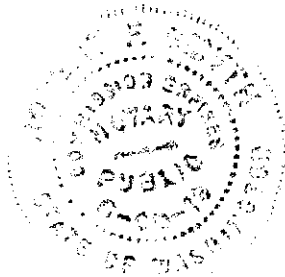
Executed by the undersigned on 12/9, 2013:

Catherine A Troxel
CATHERINE A. TROXEL

STATE OF Washington

COUNTY OF King

The foregoing instrument was acknowledged before me on Dec. 9, 2013 by **CATHERINE A. TROXEL** who is personally known to me or has produced Drivers Lic as identification, and furthermore, the aforementioned person has acknowledged that her signature was her free and voluntary act for the purposes set forth in this instrument.



Robert F Smyth
Notary Public

Robert F Smyth
Notary Public
Expires 6-09-2016



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