

UNOFFICIAL DOCUMENT

Return Address:



201408070005

Skagit County Auditor

\$76.00

8/7/2014 Page

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5 10:00AM

Document Title:

REAL ESTATE LINES - Notice

Reference Number (if applicable):

Grantor(s):

additional grantor names on page ____

1) COLLEEN M. DAVIS

2) _____

Grantee(s):

additional grantor names on page ____

1) PUBLIC

2) _____

Abbreviated Legal Description:

full legal on page(s) ____

Tract E Survey 812296
26-34-04

Assessor Parcel /Tax ID Number:

additional parcel numbers on page ____

P50006

Skagit County Auditors

COLLEEN MARIE DAVIS

22851 PRAIRIE ROAD, SEDRO-WOOLLEY, WA 98284

Come now, the true and only owner of 22851 PRAIRIE ROAD, SEDRO-WOOLLEY WA 98284-7639 as described and adheard to those prior owners before myself, one COLLEEN MARIE DAVIS-FORGET 1977 proclaims ownership of said ownership of the first six hundred some feet of the Miers Road, as described in direction, and stipulations that all past and present owners of 2071-22851 PRAIRIE ROAD, Let this portion be used for utilities and for the lots above as not to land lock them, any of the land above the said County Road.

Prairie Road according to my RealEstate contract and to those before myself. Let the County Auditors of one Skagit County Washington State know as well as any resident of one said lot D in section 26T 36, N R. 4E, W1M that I COLLEEN MARIE DAVIS FORGET has never been asked, approached, about, entered into any agreement,



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verbally, written nor other wise
 give any permission to any
 past or present owners permission
 to build on, or a separate
 entrance to Lot D nor right
 of easement rite to encroach
 on my land, or take timber
 from my land, in as to claim
 as their own. Lot D is listed
 as a PRAIRIE ROAD ADDRESS, and
 taxes as such! It now and
 has always been a matter of
 criminal trespassing, as well
 as loss of timber, insulted
 defamiation of caricature and
 physical assault. Let it be
 known to the Courts of Skagit
 County both District as well as
 Superior Court Systems, that
 their will be future problems
 from both the past and present
 if these crimes continue
 to carry on.

I Coker & Davis give
 some examples like Statutory
 Warranty Deed 106100006,
 Quick Claim Deed 5106100005
 Real Estate Contract 7511360,
 Never has there been an access
 to any easement granted to Lot D



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in section 26, T, 36 N, R, 4E, W1M
that borders to the edge of
my 2071-22851 PRAIRIE ROAD
SEPO WOOLLEY, WASHINGTON 98284
property line which lies west
of the miens on Prairie Road
land total west of Road 5/8 ac.

This letter is filed as
record of request of myself
Cecelia Marie Davis property
owner of 22851 PRAIRIE ROAD
SEPO WOOLLEY WA 98284 of Washington
State, as well as Skagit County
Auditors. And as reference
points to all courts in and
only SKAGIT COUNTY WASHINGTON
STATE.

Cecelia Marie Davis
Sergeant

8/7/2014



UNRECORDED INSTRUMENT

Details for Parcel: P50006

Jurisdiction: SKAGIT COUNTY
Skagit County - Rural Reserve

Zoning Designation:



[View all pictures](#)

Documents scanned and recorded by the Auditor's office
This property has well related data, click link to left for details
[Septic system information](#)

- [Recorded Documents](#)
- [Well Information](#)
- [Septic System](#)

Parcel Number	XrefID	Quarter	Section	Township	Range
P50006	360426-0-007-0007	01	26	36	04

Owner Information	Site Address(es)
DAVIS COLLEEN MARIE	22851 PRAIRIE ROAD
22851 PRAIRIE RD	[Old Situs] 2071 PRAIRIE ROAD
SEDRO WOOLLEY, WA 98284	Sedro-Woolley, WA 98284

Location Map
[Locate this Parcel on iMap](#)

[Assessor's Parcel Map: PDF | DWF](#)

2013 Values for 2014 Taxes* Exemption

Building Market Value	\$97,400.00
Land Market Value	+\$114,600.00
Total Market Value	\$212,000.00
Senior Exemption Value	\$212,000.00
Assessed Value	\$212,000.00
Senior Exemption Adj	-\$117,420.00
Taxable Value	\$94,580.00

Sale Information

Deed Type	QUIT CLAIM DEED
Sale Date	2012-10-18
Sale Price	\$.00

2014 Property Tax Summary

2014 Taxable Value	\$94,580.00
General Taxes	\$859.45
Special Assessments/Fees	+\$105.91
Total Taxes	\$965.36

* Effective date of value is January 1 of the assessment year (2013)

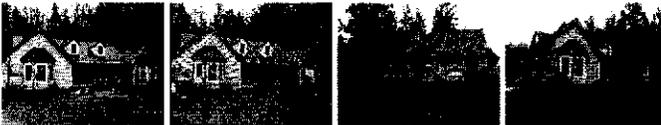
Legal Description Definitions

TRACT E OF SURVEY RECORDED JANUARY 13, 1975, UNDER AUDITOR'S FILE NO. 812296, RECORDS OF SKAGIT COUNTY, WASHINGTON, VOLUME 1 OF SURVEYS PAGE 122, AKA THAT PORTION OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 AND THAT PORTION OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4, ALL IN SECTION 26, TOWNSHIP 36 NORTH, RANGE 4 EAST, W.M. BEING DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID NORTHEAST 1/4; THENCE SOUTH 89-50-00 WEST ALONG THE SOUTH LINE OF SAID NORTHEAST 1/4, 1,292.65 FEET TO THE SOUTHEAST CORNER OF SAID SOUTHWEST 1/4 OF THE NORTHEAST 1/4; THENCE CONTINUE SOUTH 89-50-00 WEST, ALONG SAID SOUTH LINE, 19.85 FEET; THENCE NORTH 1-13-14 WEST 231.54 FEET TO AN INTERSECTION WITH THE NORTHEASTERLY MARGIN OF THE PRAIRIE COUNTY ROAD; THENCE CONTINUE NORTH 1-13-14 WEST 430.19 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 1-13-14 EAST 64.86 FEET TO AN INTERSECTION WITH THE ARC OF A CURVE THE CENTER OF WHICH IS SOUTH 41-17-27 WEST 480 FEET FROM SAID INTERSECTION; THENCE SOUTHEASTERLY THE ARC OF SAID CURVE TO THE RIGHT HAVING A RADIUS OF 480 FEET, THROUGH A CENTRAL ANGLE OF 15-22-33 AN ARC DISTANCE OF 128.81 FEET TO A POINT OF TANGENCY; THENCE SOUTH 33-20-00 EAST 144.18 FEET; THENCE SOUTH 27-01-50 EAST 233.39 FEET; THENCE SOUTH 12-37-55 EAST 131.82 FEET TO AN INTERSECTION WITH SAID NORTHEASTERLY MARGIN OF PRAIRIE ROAD; THENCE EASTERLY ALONG SAID ROAD MARGIN 330.69 FEET TO AN INTERSECTION WITH THE WEST LINE OF THE EAST 700 FEET OF SAID SOUTHEAST 1/4 OF THE NORTHEAST 1/4; THENCE NORTH 1-08-20 WEST, ALONG SAID WEST LINE, 620.60 FEET TO A POINT THAT IS NORTH 89-25-40 EAST FROM THE TRUE POINT OF BEGINNING; THENCE SOUTH 89-25-40 WEST 613.49 FEET TO THE TRUE POINT OF BEGINNING.

Land Use	(110) HOUSEHOLD SFR OUTSIDE CITY
Neighborhood	(20SWRURAL) SEDRO WOOLLEY RURAL RESIDENTIAL
Utilities	PWR,WTR-W,SEP
Levy Code	1335
City District	Skagit County
School District	SD101
Fire District	F08
Year Built	1997
Acres	7.30
Living Area	1644.00 sq ft
Bedrooms	
Appliances	BASIC APPLIANCE SET
Exemptions	

[WAC 458-53-030](#)

Foundation	CONCRETE
Construction Style	
Exterior Walls	SIDING
Roof Style	PITCHED
Roof Covering	COMP
Floor Construction	WOOD SUB FLOOR
Plumbing	2 FULL BATHS
Heat-AirCond	FORCED AIR
Fireplace	ST- STEEL



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