



201505070091

Skagit County Auditor

\$76.00

5/7/2015 Page

1 of

5 3:59PM

Recording requested by:
NATIONAL LINK

When recorded return to:
NATIONAL LINK
300 CORPORATE CENTER DRIVE
SUITE 300
MOON TOWNSHIP, PA 15108

Document Title(s) QUITCLAIM DEED
Reference Number(s) of Documents assigned or released:
Grantor(s) SHAWN M O'NEIL
Grantee(s) KAREN L. BRIGHAM
Legal Description (abbreviated: i.e. lot, block, plat or section, township, range) LOT 12, PLAT OF GARDEN MEADOW
Assessor's Property Tax Parcel/Account Number P82526
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.

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2015-1582
MAY 07 2015

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

Exempt pursuant to WAC 458-61A-203(2)

Prepared by:

Nicholas Power, Esq. - WSBA # 45974, 540 Guard Street, Suite 150, Friday Harbor, WA 98250
Deeds on Demand, PC, 5029 Corporate Woods Drive, Suite 175, Virginia Beach, VA 23462

Return to: NationalLink, 300 Corporate Center Drive, Suite 300, Moon Township, PA 15108

490322

4/3

QUITCLAIM DEED

SHAWN M. O'NEIL, divorced-not remarried, whose mailing address is 511 Ball St. Sedro Woolley WA 98284 and
KAREN L. BRIGHAM who acquired title as KAREN L. O'NEIL, divorced-not remarried,
whose mailing address is 22896 Cheryl Drive, Sedro Woolley, WA 98284-8679

for and in consideration of Zero and 00/100 Dollars (\$0.00), and other good and valuable
consideration, in hand paid, conveys and quit claims to

KAREN L. BRIGHAM, an unmarried woman, in fee simple, whose mailing address is 22896
Cheryl Drive, Sedro Woolley, WA 98284-8679, 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:

All that certain parcel of land situated in the Count of Skagit, State of Washington, being known
and designated as follows:

Prepared by Deeds on Demand, PC

5029 Corporate Woods Drive, Suite 175, Virginia Beach, VA 23462. 757-321-6936.

The attorney(ies) who prepared this instrument has/have not performed a title examination of the subject property
and therefore makes no opinion or warranty as to the quality of title. The parties to this instrument agree they have
reviewed, understand and accept its terms, acknowledge that they have read, understand and agree with the terms of
the Deeds on Demand Invoice, Client Disclosure and Agreement (see [www.deedsondemand.com/terms-of-
service.aspx](http://www.deedsondemand.com/terms-of-service.aspx)), and that the attorney/client relationship between the client(s) ordering and paying for the instrument
and attorney(ies) preparing this instrument is strictly limited to the instrument's preparation. **Order # 45140**

Lot 12, "Plat of Garden Meadow", as per plat recorded in Volume 13 of Plats, Page 48, records of Skagit County, Washington.

Being the same property as described in Deed Document No. 8508020053, dated 3/12/1985 and recorded 8/2/1985 in the Office of the County Recorder for Skagit County, State of Washington. That Karen L. O'Neil, Petitioner and Shawn M. O'Neil, Respondent were divorced on October 23, 1993, in Case No. 93 9 00396 6, in the Superior Court of Skagit County, State of Washington.

Abbreviated Legal: Lot 12, "Plat of Garden Meadow

See Exhibit "A" Attached
Property Address: 22896 Cheryl Drive, Sedro Woolley, WA 98284-8679
Tax Parcel Number(s): P82526

Dated: 4-3-15

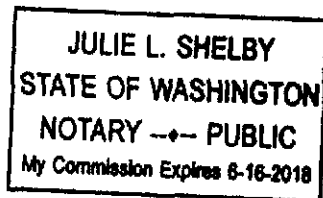

SHAWN M. O'NEIL

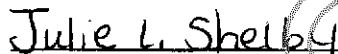
STATE OF WASHINGTON
COUNTY OF SKAGIT

ss:

I certify that I know or have satisfactory evidence that SHAWN M. O'NEIL is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 04-03-2015




Notary name printed or typed:
Notary Public in and for the State of
Residing at Lyman, WA
My appointment expires: 06-16-2018

Prepared by Deeds on Demand, PC

5029 Corporate Woods Drive, Suite 175, Virginia Beach, VA 23462. 757-321-6936.

The attorney(ies) who prepared this instrument has/have not performed a title examination of the subject property and therefore makes no opinion or warranty as to the quality of title. The parties to this instrument agree they have reviewed, understand and accept its terms, acknowledge that they have read, understand and agree with the terms of the Deeds on Demand Invoice, Client Disclosure and Agreement (see www.deedsondemand.com/terms-of-service.aspx), and that the attorney/client relationship between the client(s) ordering and paying for the instrument and attorney(ies) preparing this instrument is strictly limited to the instrument's preparation. **Order # 45140**

Exhibit "A"
Legal Description

ALL THAT CERTAIN PARCEL OF LAND SITUATED IN THE COUNT OF SKAGIT, STATE OF WASHINGTON, BEING KNOWN AND DESIGNATED AS FOLLOWS:

LOT 12, "PLAT OF GARDEN MEADOW", AS PER PLAT RECORDED IN VOLUME 13 OF PLATS, PAGE 48, RECORDS OF SKAGIT COUNTY, WASHINGTON.

BEING THE SAME PROPERTY AS DESCRIBED IN DEED DOCUMENT NO. 8508020053, DATED 3/12/1985 AND RECORDED 8/2/1985 IN THE COUNTY OF SKAGIT AND STATE OF WASHINGTON.

Tax ID: P82526