

When recorded return to:

Frank A. Bresnan Sr and Lynn J. Bresnan  
P.O. Box 409  
Sedro- Woolley, WA 98284



Skagit County Auditor \$73.00  
6/30/2015 Page 1 of 2 2:54PM

Filed for Record at Request of  
**Land Title and Escrow**  
Escrow Number: 152437-OE

Grantor: Lynn J. Bresnan  
Grantee: Frank A. Bresnan Sr and Lynn J. Bresnan

**Land Title and Escrow**

**QUIT CLAIM DEED**

THE GRANTOR LYNN J. BRESNAN, FORMERLY LYNN STELZER, AS HER SEPARATE PROPERTY for and in consideration of WAC#458-61A-203(1) to create Community Property conveys and quit claims to FRANK A. BRESNAN SR. AND LYNN J. BRESNAN, HUSBAND AND WIFE, the following described real estate, situated in the County of Skagit State of Washington, together with all after acquired title of the Grantor therein:

Abbreviated Legal: Ptn Lot 6, All Of Lot 7, Cascade Vista Park.

P16367

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;

DESCRIPTION CONTINUED:

PARCEL "B" continued:

thence Westerly along said curve through a central angle of 00°20'55", an arc distance of 4.17 feet;
thence North 10°36'59" West, a distance of 59.02 feet;
thence North 18°09'59" West, a distance of 4.44 feet;
thence North 10°04'06" West, a distance of 24.25 feet;
thence North 7°13'35" West, a distance of 37.58 feet to a point bearing South 80°23'19" West, a distance of 2.52 feet from the true point of beginning;
thence North 80°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°02'19" East, a distance of 108.31 feet from the Northwest corner thereof;
thence North 81°22'35" East, a distance of 34.16 feet;
thence North 80°14'05" East, a distance of 24.50 feet;
thence South 9°45'55" East, a distance of 36.35 feet;
thence South 7°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.

Tax Parcel Number(s): 4155-000-007-0008, P76367

Dated: June 25th, 2015

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20152488

JUN 30 2015

[Signature of Lynn J. Bresnan]

Lynn J. Bresnan

Amount Paid \$0
Skagit Co. Treasurer
Deputy

BY HTB

State of Washington }
County of Skagit } SS:

I certify that I know or have satisfactory evidence that Lynn J. Bresnan
the person(s) who appeared before me, and said person(s) acknowledged that he/she/they
signed this instrument and acknowledge it to be his/her/their free and voluntary act for the
uses and purposes mentioned in this instrument.

Dated: 6/25/15

[Signature of Anneliese Maria Farrell]

Notary Public in and for the State of Washington

Residing at: [Signature]

My appointment expires: 6/28/16

