

When Recorded Return To:  
Joseph D Bowen, Attorney at Law P.S.  
401 S. 2nd Street  
Mount Vernon, WA



201507240058

Skagit County Auditor \$146.00  
7/24/2015 Page 1 of 3 12:30PM

Grantor: JO-ANN SHIELDS  
Grantee: EDWIN B. SHIELDS  
Deed Type: QUITCLAIM/JOINT TENANCY WITH RIGHT OF SURVIVORSHIP  
Address: 31559 PREVEDAL LANE, SEDRO WOOLLEY, WA 98284  
Parcel Number: P41499 XrefID: 350617-0-157-0005

### QUIT CLAIM DEED AND JOINT TENANCY AGREEMENT

KNOW ALL BY THESE PRESENTS that the grantors, JO-ANN SHIELDS now in consideration of love and affection, now conveys and quitclaims to EDWIN B. SHIELDS, the interest of a Joint Tenancy with Right of Survivorship in the following described real estate:

LYMAN - HAMILTON AREA, ACRES 0.28, (TITLE ELIMINATION) INCLUDING MANUFACTURED HOME 1990 FLEETWOOD 60X28 SERIAL NUMBER ORFLL48A1114GH. PARCEL "A" OF DEED RECORDED UNDER AF#200405280154, THAT PORTION OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 35 NORTH, RANGE 6 EAST OF THE WILLAMETTER MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING 873 FEET NORTH AND 365 FEET EAST OF THE SOUTHWEST CORNER OF THE NORTHWEST CORNER OF THE NORTHEAST 1/4; THENCE EAST A DISTANCE OF 97 FEET; THENCE NORTH A DISTANCE OF 195 FEET TO THE PUGET SOUND AND BAKER RIVER RAILWAY; THENCE WEST ALONG THE RAILWAY A DISTANCE OF 92 FEET; THENCE SOUTH DISTANCE OF 180 FEET TO THE PLACE OF BEGINNING; EXCEPTING THEREFROM THAT PORTION LYING NORTH OF THE FOLLOWING DESCRIBED LINE: BEGINNING AT A POINT ON THE WEST LINE OF SAID PARCEL "A" WHICH IS SOUTH 02 DEGREES 03' 18" WEST 91.87 FEET FROM THE NORTHWEST CORNER THEREOF; THENCE NORTH 85 DEGREES 14' 29" EAST 97.68 FEET TO A POINT ON THE EAST LINE OF SAID PARCEL "A" WHICH IS SOUTH 02 DEGREES 03' 18" WEST 120.32 FEET FROM THE NORTHEAST CORNER THEREOF AND THE TERMINUS OF SAID LINE DESCRIPTION. (SURVEY RECORDED UNDER AF#9808170035 IN BOOK OF SURVEYS, VOLUME 20, PAGE 199) (TITLE ELIMINATION) INCLUDING MANUFACTURED HOME 1990 FLEETWOOD 60X28 SERIAL NUMBER ORFLL48A1114GH. PARCEL "A" OF DEED RECORDED UNDER AF#200405280154, THAT PORTION OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 35 NORTH, RANGE 6 EAST OF THE WILLAMETTER MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING 873 FEET NORTH AND 365 FEET EAST OF THE SOUTHWEST CORNER OF THE NORTHWEST CORNER OF THE NORTHEAST 1/4; THENCE EAST A DISTANCE OF 97 FEET; THENCE NORTH A DISTANCE OF 195 FEET TO THE PUGET SOUND AND BAKER RIVER RAILWAY; THENCE WEST ALONG THE RAILWAY A DISTANCE OF 92 FEET; THENCE SOUTH DISTANCE OF 180 FEET TO THE PLACE OF BEGINNING; EXCEPTING THEREFROM THAT PORTION LYING NORTH OF THE

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FOLLOWING DESCRIBED LINE: BEGINNING AT A POINT ON THE WEST LINE OF SAID PARCEL "A" WHICH IS SOUTH 02 DEGREES 03' 18" WEST 91.87 FEET FROM THE NORTHWEST CORNER THEREOF; THENCE NORTH 85 DEGREES 14' 29" EAST 97.68 FEET TO A POINT ON THE EAST LINE OF SAID PARCEL "A" WHICH IS SOUTH 02 DEGREES 03' 18" WEST 120.32 FEET FROM THE NORTHEAST CORNER THEREOF AND THE TERMINUS OF SAID LINE DESCRIPTION. (SURVEY RECORDED UNDER AF#9808170035 IN BOOK OF SURVEYS, VOLUME 20, PAGE 199)

which is situate in Skagit County, WA and identified in records therein in under parcel number **P41499**.

IN CONSIDERATION THEREOF, the parties covenant and agree that the above-described property shall be owned in their joint names, as joint tenants with right of survivorship and not tenants in common.

WITNESS OUR HANDS THIS 17<sup>th</sup> day of May, 2015.

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

20152883  
JUL 24 2015

Amount Paid \$  
Skagit Co. Treasurer  
By Mb Deputy

GRANTOR:  
Jo Ann Shields  
JO-ANN SHIELDS

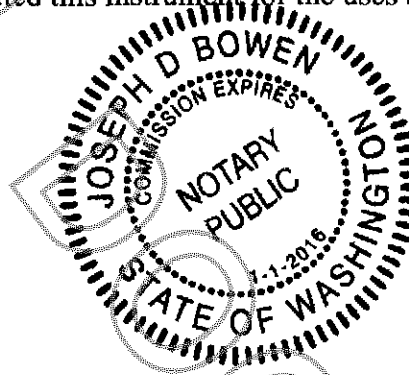
GRANTEE:  
Edwin B Shields  
EDWIN B. SHIELDS

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**NOTARY CERTIFICATION**

I certify that I know or have satisfactory proof that JO-ANN SHIELDS appeared on May 7th, 2015 and executed this instrument for the uses and purposes expressed herein.

Joseph D Bowen  
NOTARY PUBLIC  
State of WASH.  
My Commission Expires 1/1/16



I certify that I know or have satisfactory proof that EDWIN B. SHIELDS appeared on MAY 8th, 2015 and executed this instrument for the uses and purposes expressed herein.

Joseph D Bowen  
NOTARY PUBLIC  
State of WASH.  
My Commission Expires 1/1/16

