



201602010155

Skagit County Auditor

2/1/2016 Page

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\$74.00

Prepared by and return to:

TERESA KEENE, ATTORNEY AT LAW
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SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2016340

FEB 01 2016

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

QUIT CLAIM DEED

Grantor: FRED SMITH AND MALEDIA SMITH, Husband and Wife
Grantee: TAMMY MARIE BRENDICKE, A Single Woman
Address: 9311 Harrison Road, Sedro Woolley, WA 98284 (Abbreviated description not found)
Parcel No.: P40086

THE GRANTORS, FRED SMITH AND MALEDIA SMITH, for love and affection, convey and quit claim to Grantee, TAMMY MARIE BRENDICKE, the following described real estate, with appurtenances, situated in SKAGIT County, State of WASHINGTON, including any interest therein which grantor may hereinafter acquire:

O/S#316 AF#760721 1973 THAT PORTION OF THE NW1/4 OF THE SW1/4 OF THE NE1/4 AND OF THE S1/2 OF THE SW1/4 OF THE NW1/4 OF THE NE1/4 DESCRIBED AS FOLLOWS: BEGINNING AT THE SW CORNER OF SAID NW1/4 OF THE SW1/4 OF THE NE1/4; THENCE EAST ALONG THE SOUTH LINE THEREOF TO THE EAST LINE OF THE COUNTY ROAD RIGHT OF WAY KNOWN AS TEH HARRISON ROAD; THENCE NORTH ALONG SAID EAST LINE, 180 FEET TO THE TRUE POINT OF BEGINNING; THENCE EAST PARALLEL WITH THE SOUTH LINE OF SAID NW1/4 OF THE SW1/4 OF THE NE1/4, 195 FEET, THENCE NORTH PARALLEL WITH THE EAST RIGHT OF WAY LINE OF HARRISON ROAD, 441.5 FEET; THENCE EAST 452 FEET, MORE OR LESS, TO THE EAST LINE OF SAID NW1/4 OF THE SW1/4 OF THE NE1/4; THENCE NORTH ALONG SAID EAST LINE AND ALONG THE EAST LINE OF SAID S1/2 OF THE SW1/4 OF THE NW1/4 OF THE NE1/4 TO THE NE CORNER OF SAID SUBDIVISION; THENCE WEST ALONG THE NORTH LINE OF SAID SUBDIVISION, 647 FEET, MORE OR LESS, TO THE EAST RIGHT OW WAY LINE OF THE HARRISON ROAD; THENCE SOUTH ALONG SAID EAST LINE, 797 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING. (P40084 COMBINED TO THIS ACCOUNT)

This conveyance is subject to a life estate in said property to Grantors, FRED SMITH AND MALEDIA SMITH, for as long they shall remain living in said residence, and they shall have all

the rights and responsibilities of homeowners so long as one or both continue to reside there, including payment of utilities, maintenance, and taxes, except that they shall not sell or encumber the property. The Grantee, TAMMY MARIE BRENDICKE, shall not sell or encumber the property until the aforementioned life estate is over.

DATED this 2 day of December 2015

Fred R. Smith

Grantor: FRED R. SMITH

Maledia Smith

Grantor: MALEDIA SMITH

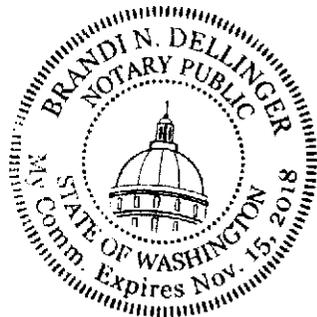
STATE OF WASHINGTON)

)ss:

COUNTY OF SKAGIT)

On this day personally appeared before me FRED SMITH AND MALEIDIA SMITH, Husband and Wife, to me known to be the individuals described in and who executed the within and foregoing instrument, and acknowledged that they signed the same as their free and voluntary acts and deeds, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 2 day of December 2015



Brandi Dellinger

NOTARY PUBLIC in and for the State of Washington, residing at Skagit County

My commission expires 11/15/2018