



Skagit County Auditor

\$76.00

4/20/2016 Page

1 of

4

4:16PM

**AFTER RECORDING MAIL TO:**

Name: Carlos De La Fuente

Address: 1819 S 6th St

City, State, Zip: Mount Vernon, Washington, 98273

P21762

**Quitclaim Deed**

IN WITNESS WHEREOF, Carlos De La Fuente, not married, of 17743 Dunbar Rd, Mount Vernon WA 98273, (the "Grantor"), for and in consideration of \$0.00, conveys and quit claims to Carlos Delafuente, not married, of 17743 Dunbar Rd, Mount Vernon WA 98273, Noah De La Fuente, not married, of 17743 Dunbar Rd, Mount Vernon WA 98273, and Nisha A Taylor, not married, of 17743 Dunbar Rd, Mount Vernon WA 98273, (collectively the "Grantee"), the following described real estate, situated in the county of Skagit, State of Washington, together with all after acquired title of the Grantor therein:

**FULL LEGAL SEE EXHIBIT "A"**

(TAX 26B)(DK01) INCLUDING MANUFACTURED HOME SKYLINE BUDDY 1968 60X12 SERIAL NUMBER B1363; BEGINNING ON THE SOUTH LINE OF GOVERNMENT LOT 8 981.4 FEET WEST OF THE SOUTHEAST CORNER; THENCE NORTH 407 FEET EAST 107 FEET; THENCE SOUTH 407 FEET; THENCE WEST 107 FEET TO THE POINT OF BEGINNING. TOGETHER WITH H PTN OF LT 1 S/P 21-87 DAF CAT SELY MOST COR OF SD LT 1 S/P 21-87 TH W 25FT ALG S LN OF SD LT 1 TO SW COR THOF TH N 0-44-01 W 119.97FT

(CALLED N 0-44 W 120FT ON THE FACE OF S/P 93-77) ALG W LN OF SD LT 1 S/P 21-87 TH N 89-58-48 W 85.70FT (CALLED W 85.70FT ON THE FACE OF S/P 93-77) ALG S LN OF SD LT 1 S/P 21-87 TO SWLY COR THOF TH N 0-44-00 W 257FT ALG W LN SD LT 1 S/P 21-87 TPOB TH CONT N 0-44-00 W 18.3FT M/L TO AN EXIST EAST-WEST FENCE LN AS SHOWN ON S/P 93-77 TH W 103FT M/L ALG SD EAST-WEST FENCE LN TO A THREE WAY FENCE COR (NORTH, SOUTH & EAST) TH S 20FT M/L ALG SD FENCE LN TO A SLY LN OF SD LT 1 S/P 21-87 W OF TPOB THE 103FT ALG SD SLY LN OF LT 1 TPOB DK01.

And the said Grantor, does attest for the Grantee and Grantee's heirs and assigns, that at and until the ensealing of these presents, the Grantor is well seized of the above described premises, as a good and indefeasible estate in fee simple, and has a good right to quit claim the same in the manner and forms above written.

Assessor's Property Tax Parcel/Account Number: 21762

Dated: April 19, 2016

Signed in the presence of:

Carlos De La Fuente Sr.

Signature

CARLOS DeLaFuente Sr

Name

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2016/4/2  
APR 20 2016

Amount Paid \$  
Skagit Co. Treasurer  
By MB Deputy

Carlos De La Fuente

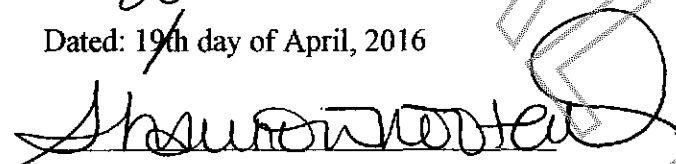
**Grantor Acknowledgement**

STATE OF WASHINGTON

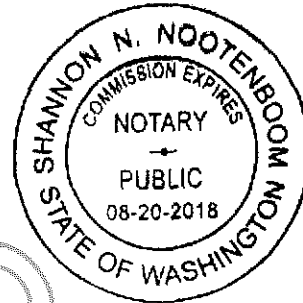
COUNTY OF Skaagit

I certify that I know or have satisfactory evidence that Carlos De La Fuente, is the person who appeared before me, and said person acknowledged that they signed this instrument, on oath stated that he/she is authorized to execute the instrument and acknowledged it to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

20th  
Dated: 19th day of April, 2016

  
Notary Public in and for the State of Washington

My commission expires: 08-20-2018



## Exhibit "A"

### Legal Description

That portion of Government Lot 8 in Section 13, Township 34 North, Range 3 E.W.M., described as follows:

Beginning on the South line of said Government Lot 8, 981.4 feet West of Southeast corner, thence North 407 feet, thence East 107 feet, thence South 407 feet, thence West 107 feet to the point of beginning.

TOGETHER WITH that portion of Lot 1, Skagit County Short Plat No. 21-87, approved December 18, 1987, and recorded December 23, 1987 in Volume 8 of Short Plats, Page 10, being a portion of Government Lot 8, Section 13, Township 34 North, Range 3 East, W.M., being more particularly described as follows:

Commencing at the Southeasterly most corner of said Lot 1, Skagit County Short Plat No. 21-87; thence West 25.00 feet along the South line of said Lot 1 to a Southwest corner thereof; thence North  $0^{\circ}44'01''$  West 119.97 feet (called North  $0^{\circ}44'$  West 120.00 feet on the face of Skagit County Short Plat No. 93-77, recorded in Volume 2 of Short Plats, Pages 166 and 167, records of Skagit County, Washington) along the West line of said Lot 1, Skagit County Short Plat No. 21-87; thence North  $89^{\circ}58'48''$  West 85.70 feet (called West 85.70 feet on the face of Short Plat No. 93-77) along a South line of said Lot 1, Skagit County Short Plat No. 21-87 to a Southwesterly corner thereof; thence North  $0^{\circ}44'00''$  West 257.00 feet along the West line of said Lot 1, Skagit County Short Plat No. 21-87 to the TRUE POINT OF BEGINNING; thence continue North  $0^{\circ}44'00''$  West 18.3 feet more or less to an existing East-West fence line as the same is shown on the face of said Skagit County Short Plat No. 93-77; thence West 103.0 feet more or less along said East-West fence line to a three way fence corner, (North, South and East); thence South 20.0 feet more or less along said fence line to a Southerly line of said Lot 1, Skagit County Short Plat No. 21-87, West of the TRUE POINT OF BEGINNING; thence East 103.0 feet along said Southerly line of Lot 1 to the TRUE POINT OF BEGINNING.

All situate in the State of Washington, County of Skagit.