



Skagit County Auditor

5/24/2016 Page

1 of

\$75.00

3 11:25AM

QUITCLAIM DEED

This instrument prepared by:

Jay A. Rosenberg, Rosenberg LPA, Washington State Bar Number 50102; 3805 Edwards Road, Suite 550, Cincinnati, Ohio 45209.

After Recording Return To:

DIANE C. SCHREDER-BIRKELAND
3816 W. 4TH STREET, ANACORTES, WA 98221

Commitment Number: 652370

ASSESSOR PARCEL IDENTIFICATION NUMBER:
P58318

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2016 2019
MAY 24 2016

Amount Paid \$
Skagit Co. Treasurer
By *nam* Deputy

**ABBREVIATED LEGAL: Ptn Lot 8, Lot 9, Ptn Lot 10, Blk 1307, Northern Pacific Add.
To Anac.**

Exempt:

458-61A-211

**Mere change in identity or form-Family corporations and
partnerships.**

Land Title and Escrow

#154802-5

DIANE C. SCHREDER- BIRKELAND, INDIVIDUALLY AND AS THE SURVIVING SPOUSE OF ROGER D. BIRKELAND, DECEASED, as her separate property, hereinafter grantor, whose tax-mailing address is 3816 W. 4TH STREET, ANACORTES, WA 98221, in consideration of, surviving spouse to self, conveys and quitclaims to DIANE C. SCHREDER-BIRKELAND, as her separate property, hereinafter grantee, whose tax mailing address is 3816 W. 4TH STREET, ANACORTES, WA 98221, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

LEGAL DESCRIPTION:

**Lot 8, EXCEPT the East 6.7 feet; all of Lot 9, and the Easterly 22.25 feet of Lot 10, Block 1307, "NORTHERN PACIFIC ADDITION TO ANACORTES," as per plat recorded in Volume 2 of Plats, page 9, records of Skagit County, Washington. Situate in the City of Anacortes, County of Skagit, State of Washington
Assessor's Parcel Number: P58318**

Property Address is: 3816 W. 4TH STREET, ANACORTES, WA 98221 .

The real property described above is conveyed subject to and with the benefit of: All easements, covenants, conditions and restrictions of record; in so far as in force applicable.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantee forever.

Prior instrument reference: **Book 2017, Page 0115**

Executed by the undersigned on May 9, 2016:

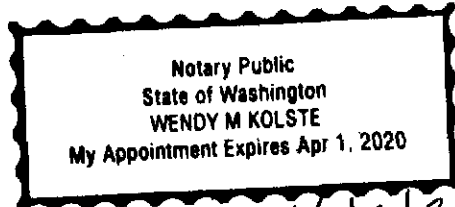


**DIANE C. SCHREDER- BIRKELAND, INDIVIDUALLY AND
AS THE SURVIVING SPOUSE OF ROGER D. BIRKELAND,
DECEASED**

STATE OF Washington
COUNTY OF Island

The foregoing instrument was acknowledged before me on May 9, 2016 by **DIANE C. SCHREDER- BIRKELAND, INDIVIDUALLY AND AS THE SURVIVING SPOUSE OF ROGER D. BIRKELAND, DECEASED** who is personally known to me or has produced drivers license as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.

Wendy M Kolste
Notary Public



Wendy M Kolste

UNOFFICIAL DOCUMENT