



201608100054

AFTER RECORDING MAIL TO:

Fidalgo Construction, LLC
4303 Marine Heights Way
Anacortes, WA 98221

Skagit County Auditor \$75.00
3/10/2016 Page 1 of 3 1:39PM

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2016 3476
AUG 10 2016

Amount Paid \$ 948.46
Skagit Co. Treasurer

Filed for Record at Request of:
First American Title Insurance Company

By *Memo* Deputy

Space above this line for Recorders use only

GUARDIAN NORTHWEST TITLE CO.

109455

QUIT CLAIM DEED

File No: 4221-2514780 (th)

Date: August 05, 2016

Grantor(s): Michael P. Klein, Trustee for Zane W. Wyll Jr and Kelli A. Wyll

Grantee(s): Fidalgo Construction, LLC

Abbreviated Legal: Section I, Township 34 North, Range 1 East; Ptn. SW SW

Additional Legal on page:

Assessor's Tax Parcel No(s): P19003

THE GRANTOR(S) Michael P. Klein, as the duly appointed, qualified and acting Trustee for the bankruptcy estate of Zane W. Wyll Jr and Kelli A. Wyll proceeding in the United States Bankruptcy Court for the Western District of Washington, at Seattle, Bankruptcy Case Number 11-17722. for and in consideration of ten dollars (\$10.00) and other valuable consideration in hand paid, conveys and quit claims to Fidalgo Construction, LLC, the following described real estate, situated in the County of Skagit, State of Washington, together with all after acquired title of the grantor(s) herein:

LEGAL DESCRIPTION: Real property in the County of Skagit, State of Washington, described as follows:

The land referred to in this report/policy is situated in the State of Washington, County of Skagit, and is described as follows:

The South 187 feet of that portion of the Southwest 114 of the Southwest 114 of Section I, Township 34 North, Range I East, W.M., lying Westerly of the County Road known as the Heart Lake Road, also shown of record as the C.R. Donnell Road No.2.

EXCEPT from the above described parcel those portions thereof designated as Parcels "D" and "E", more particularly described as follows:

Parcel "D":

All those portions of Sections 1,2, II and 12, Township 34 North, Range I East, W.M., described as follows:

Commencing at the section corner common to the aforesaid sections; thence North 0 degrees 19'30" East along the West line of said Section I, 188.25 feet to a point hereinafter designated as Point A; thence North 84 degrees 21 '3~" East 51.00 feet to the true point of beginning of this description; thence continue North 84 degrees 21 '3~" East 112.07 feet; thence South 21 degrees II '3~" West to the shore of Lake Erie; thence Westerly along said shore to a point that lies South 21 degrees II '30" West from the said true point of beginning; thence North 21 degrees II '30" East to a point on the North line of an existing gravel driveway that bears South 21 degrees II '3~" West a distance of approximately 187 feet from the said true point of beginning; thence Westerly along the North line of said driveway approximately 120 feet to the center of a small creek; thence Northeasterly along the centerline of the most Easterly branch of said creek to a point that lies 76.26 feet distant and South 77 degrees 40'39" West from Point A previously designated; thence North 77 degrees 40'39" East a distance of 76.26 feet to Point A previously designated; thence North 84 degrees 21 '3~" East 51.00 feet to the true point of beginning.

Parcel "E":

That portion of Government Lot I, Section 12, Township 34 North, Range I East, W.M., described as follows:

Beginning at a point on the West road margin of Heart Lake County Road that is 50 feet North (as measured at right angles) of the South line of said Government Lot I; thence Northwesterly along the West line of said County Road 650 feet to the true point of beginning; thence South 88 degrees 34 '30" West 370 feet, more or less, to the shore of Lake Erie; thence Northerly and Westerly along the shore of Lake Erie 100 feet; thence Northeasterly to a point on the West road margin of said Heart Lake County Road that is 300 feet Northerly of the true point of beginning (as measured along the Westerly road margin of said County Road); thence Southerly along the Westerly road margin of said County Road 300 feet to the true point of beginning.

APN: **P19003**

Quitclaim Deed - continued

File No.: **4221-2514780 (th)**

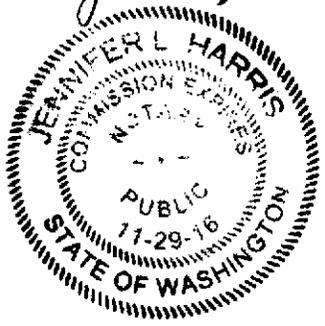
Date: **08/05/2016**

[Signature] 8/8/16
Michael P. Klein, Trustee

STATE OF Washington)
 COUNTY OF Kitsap)-ss.

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

Dated: August 8/2016 *Jennifer L Harris*



Notary Public in and for the State of Washington
 Residing at: Bainbridge Island
 My appointment expires: 11/29/16