



Skagit County Auditor
12/19/2016 Page

1 of 3 2:01PM
\$75.00

QUITCLAIM DEED

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

Recording Requested By and
When Recorded Return To:
ServiceLink- CRS
3220 El Camino Real
Irvine, CA 92602

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20165708
DEC 19 2016

Commitment Number: 21650275/Seller's Loan Number: 3367034

ASSESSOR PARCEL IDENTIFICATION NUMBER:
33042010070004

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

ABBREVIATED LEGAL:

Legal Description for Boundary Line Adjustment Brandt to Oudeans Beginning at the Southeast corner of the South 244.00 feet of the North 416.00 feet of the East 3/4 of the South 1/2 of the Northeast 1/4 of the Northeast 1/4 of Section 20, Township 33 North, Range 4 East, W.M.; thence North 1 degrees56'51" East 144.00 feet along the East line of the said Northeast 1/4 to the South line of the North 100.00 feet of said South 244.00 feet; thence North 87 degrees47'42" West, 30.00 feet along said South line to the Westerly right of way margin of Bulson Road, a County Road, being the Southeast Corner of that certain parcel conveyed to U.S. Bank of Washington

WAC 458-61A-211 (6): Corrective Deed: Mere Change in Form.

David M. Oudeans a married man, who acquired title as a single person, and joined by his spouse Melliena Agoy Ay Oudeans whose mailing address is 21178 Bulson Road, Mount Vernon, WA 98274, hereinafter grantor, for \$0.00 (Zero Dollar and Zero Cents) in consideration paid, conveys and quitclaims to David M. Oudeans, a married man, as his separate estate, hereinafter grantee, whose tax mailing address is 21178 Bulson Road, Mount Vernon, WA 98274, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

LEGAL DESCRIPTION:

Legal Description for Boundary Line Adjustment Brandt to Oudeans Beginning at the Southeast corner of the South 244.00 feet of the North 416.00 feet of the East 3/4 of the South 1/2 of the Northeast 1/4 of the Northeast 1/4 of Section 20, Township 33 North, Range 4 East, W.M.; thence North 1 degrees56'51" East 144.00 feet along the East line of the said Northeast 1/4 to the South line of the North 100.00 feet of said South 244.00 feet; thence North 87 degrees47'42" West, 30.00 feet along said South line to the Westerly right of way margin of Bulson Road, a County Road, being the Southeast Corner of that certain parcel conveyed to U.S. Bank of Washington, as. Trustees for Mary April Brandt, deceased, and to Shriners Hospital for Crippled Children, by Statutory Warranty Deed of Personal Representative with Non-Intervention Powers, recorded under Skagit County Auditor's File Number 9602230138, and also being the True Point of Beginning; thence continue North 87 degrees47'42" West 187.80 feet along said South line to the West line of the East 217.80 feet of said subdivision, and being the Southwest corner of said parcel described on document recorded under Skagit County Auditor's File Number 9602230138; thence North 1 degrees56'51" East 15.00 feet along said West line; thence South 87 degrees47'42" East 36.76 feet; thence South 2 degrees12'18" West 11.70 feet, more or less, to an existing East-West fence line; thence South 87 degrees14'23" East 151.10 feet, more or less, along said fence line to said westerly right of way margin of Bulson Road at a point bearing North 1 degrees56'51" East from the True Point of Beginning; thence South 1 degrees56'51" West 1.83 feet along said westerly right of way margin, to the True Point of Beginning.

Assessor's Parcel Number: 33042010070004

Property Address is: 21178 Bulson Road, Mount Vernon, WA 98274.

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the seller acquired title.

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: 8806270115

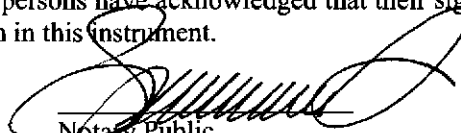
Executed by the undersigned on 8 Dec., 2016:


David M. Oudeans


N/A Sole and Separate

STATE OF WA
COUNTY OF Snohomish

The foregoing instrument was acknowledged before me on 8 Dec, 2016 by **David M. Oudeans** and **as his separate estate** who are personally known to me or have produced WA Lic as identification, and furthermore, the aforementioned persons have acknowledged that their signatures were their free and voluntary act for the purposes set forth in this instrument.


Notary Public



UNOFFICIAL DOCUMENT