

Skagit County Auditor

1/23/2017 Page

1 of

\$77.00

5 12:06PM

After Recording Return To:

Wayne McFee
18345 Osprey Court
Mount Vernon, WA 98274

QUITCLAIM DEED

Reference No. 199002220024

GRANTOR: CASCADE RIDGE P.U.D. HOMEOWNERS' ASSOCIATION,
a Washington non-profit corporation

GRANTEES: Wayne McFee and Sandra McFee, Husband and Wife as to a one-third (1/3) interest, Clive Ware and Elizabeth Ware, Husband and Wife as to a one-third (1/3) interest, and Donald Christian Heurich King, an unmarried man as to a one-third (1/3) interest, all as tenants in common.

Abbreviated Legals: Ptn. Plat of Cascade Ridge P.U.D.

Assessor's Tax Parcel Nos: P83884, P83882, P83880

THE GRANTOR, CASCADE RIDGE P.U.D. HOMEOWNERS' ASSOCIATION, a Washington non-profit corporation, for good and valuable consideration, hereby conveys and quitclaims to Wayne McFee and Sandra McFee, Husband and Wife as to a one-third (1/3) interest, Clive Ware and Elizabeth Ware, Husband and Wife as to a one-third (1/3) interest, and Donald Christian Heurich King, an unmarried man as to a one-third (1/3) interest, all as tenants in common, all of Grantor's right, title and interest in and to the following described real estate, situated in the County of Skagit, State of Washington, together with all after acquired title of the Grantor therein, to-wit:

Osprey Court as shown on the Plat of Cascade Ridge P.U.D., per plat recorded in Volume 14 of Plats. Pages 112-121 (inclusive) records of Skagit County, Washington;

EXCEPT that portion thereof conveyed to Skagit County by Right of Way Deed recorded under Skagit County Auditor's File No. 9407150025.

Commonly known as: Osprey Court, Mount Vernon, Washington.

NOTE: No excise tax is due pursuant to WAC 458-61A-201

NARRATIVE FOR COMPLIANCE WITH WAC 458-61A-201

1. Grantor CASCADE RIDGE P.U.D. HOMEOWNERS' ASSOCIATION is a Washington nonprofit corporation having as its objectives and purposes the common welfare of the owners of lots within the Cascade Ridge PUD, and for the ownership, regulation, care, maintenance and use of common areas, roads, paths, walkways and easements for the Cascade Ridge PUD; and
2. The real property being transferred is located within the Cascade Ridge P.U.D; and
3. Many years ago, all the roads within Cascade Ridge P.U.D. were taken over by Skagit County except Osprey Court; and
4. Osprey Court is a short road that is used by the owners of only 3 lots (the Grantees) in the approximately 40 lot Cascade Ridge P.U.D development; and
5. CASCADE RIDGE P.U.D. HOMEOWNERS' ASSOCIATION would like to quitclaim Osprey Court, as described above, to the three (3) Grantees named in this deed in order to relieve itself of any responsibility and liability for Osprey Court and Grantees want to accept ownership of Osprey Court.
6. No consideration is being given for the granting of the above described real property to Grantees.
7. There is no debt on the property being transferred.

DATED: January 19, 2017

GRANTOR:

CASCADE RIDGE P.U.D. HOMEOWNERS' ASSOCIATION,
a Washington non-profit corporation

By: [Signature]
C. Thomas Moser, Its: President

2017 268
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

JAN 23 2017

Amount Paid \$ 0
Skagit Co. Treasurer
By [Signature] Deputy

GRANTEES:

By: Wayne McFee
Wayne McFee

By: Sandra McFee
Sandra McFee

By: Clive Ware
Clive Ware

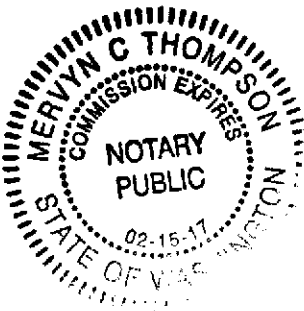
By: Elizabeth Ware
Elizabeth Ware

By: Donald Christian Heurich King
Donald Christian Heurich King

STATE OF WASHINGTON)
) ss.
COUNTY OF SKAGIT)

I certify that I know or have satisfactory evidence that C. THOMAS MOSER is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledge it as the President of CASCADE RIDGE P.L.D. HOMEOWNERS' ASSOCIATION, a Washington non-profit corporation, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

DATED: January 19, 2017



Mervyn C. Thompson
Name: Mervyn C. Thompson
Notary Public in and for the State of Washington
Residing at: Bellingham, WA 98225
My appointment expires: 2-15-17

STATE OF WASHINGTON)
) ss.
COUNTY OF SKAGIT)

I certify that I know or have satisfactory evidence that Wayne McFee and Sandra McFee are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in the instrument.

DATED: January 11, 2017, 2017.

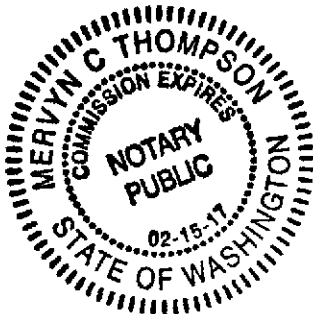


Mervyn C Thompson
Name: Mervyn C Thompson
Notary Public in and for the State of Washington
Residing at: Bellingham
My appointment expires: 2/15/17

STATE OF WASHINGTON)
) ss.
COUNTY OF SKAGIT)

I certify that I know or have satisfactory evidence that Clive Ware and Elizabeth Ware are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in the instrument.

DATED: January 12, 2017, 2017.

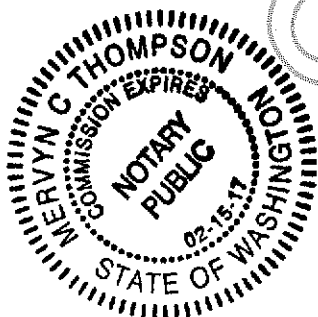


Mervyn C Thompson
Name: Mervyn C Thompson
Notary Public in and for the State of Washington
Residing at: Bellingham, WA
My appointment expires: 2-15-17

STATE OF Washington)
COUNTY OF Skagit) ss.

I certify that I know or have satisfactory evidence that Donald Christian Heurich King is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in the instrument.

DATED: January 10, 20 17.



Mervyn C. Thompson
Name: Mervyn C. Thompson
Notary Public in and for the State of Washington
Residing at: Bellingham WA
My appointment expires: 2/15/17