



201705170070

After Recording Return To:

Skagit County Auditor

\$78.00

5/17/2017 Page

1 of

6 4:00PM

BETTS AUSTIN JOHNSON, pllc  
2200 RIMLAND DRIVE, SUITE 230  
BELLINGHAM, WA 98226-6643

GUARDIAN NORTHWEST TITLE CO.

**Document Title:** Quitclaim Deed

ACCOMMODATION RECORDING ONLY

**Reference No. of Documents Released/Assigned:** N/A

JM 1936

**Grantors:** STEPHEN N. SCHELL and SHARON K. SCHELL, husband and wife; SCHELL FAMILY, L.L.C., a Washington limited liability company; SCHELL FAMILY PARTNERSHIP, L.L.C., a Washington limited partnership; and SCHELL FAMILY PARTNERSHIP

**Grantees:** STEPHEN N. SCHELL and SHARON K. SCHELL, husband and wife

**Abbreviated Legal:** PTNS GVT LOT 2, S1 T33N R3E WM

SKAGIT COUNTY WASHINGTON

**Full Legal Description Attached on page 5**

REAL ESTATE EXCISE TAX

**Assessor's Tax Parcel ID #:** P1527220172147  
MAY 17 2017**QUITCLAIM DEED**

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

The GRANTORS, STEPHEN N. SCHELL and SHARON K. SCHELL, husband and wife; SCHELL FAMILY, L.L.C., a Washington limited liability company; SCHELL FAMILY PARTNERSHIP, L.L.C., a Washington limited partnership; and SCHELL FAMILY PARTNERSHIP, for and in consideration to clear title in favor of the Grantees (who are the sole owners of Schell Family, L.L.C., Schell Family Partnership, L.L.C. and Schell Family Partnership), no consideration given, convey and quitclaim to STEPHEN N. SCHELL and SHARON K. SCHELL, husband and wife, all of their/its interest in the following described real estate, situated in the County of Skagit, State of Washington, including any after acquired title:

See legal description attached hereto as Exhibit "A".

DATED: 5/17/2017, 2017.

GRANTORS:

  
STEPHEN N. SCHELL, individually

  
SHARON K. SCHELL, individually

SCHELL FAMILY, L.L.C.

  
STEPHEN N. SCHELL, Member

  
SHARON K. SCHELL, Member

SCHELL FAMILY PARTNERSHIP, L.L.C.

  
STEPHEN N. SCHELL, Partner

  
SHARON K. SCHELL, Partner

SCHELL FAMILY PARTNERSHIP

  
STEPHEN N. SCHELL, Partner

  
SHARON K. SCHELL, Partner

STATE OF WASHINGTON )

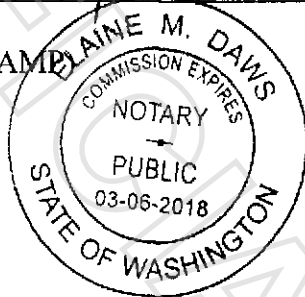
) ss.

COUNTY OF SKAGIT )

I certify that I know or have satisfactory evidence that STEPHEN N. SCHELL and SHARON K. SCHELL 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: May 17, 2017.

(SEAL/STAMP)



Elaine M. Daws  
NOTARY PUBLIC  
My appointment expires: 3/6/18

STATE OF WASHINGTON )

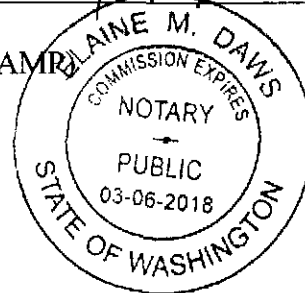
) ss.

COUNTY OF SKAGIT )

I certify that I know or have satisfactory evidence that STEPHEN N. SCHELL and SHARON K. SCHELL are the persons who appeared before me, and said persons acknowledged that they signed this instrument, on oath stated that they were authorized to execute the instrument and acknowledged it as the Members of SCHELL FAMILY, L.L.C., to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

DATED: May 17, 2017.

(SEAL/STAMP)

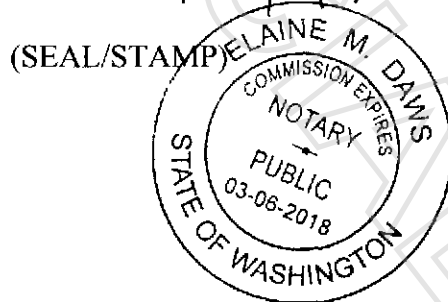


Elaine M. Daws  
NOTARY PUBLIC  
My appointment expires: 3/6/18

STATE OF WASHINGTON )  
 ) ss.  
COUNTY OF SKAGIT )

I certify that I know or have satisfactory evidence that STEPHEN N. SCHELL and SHARON K. SCHELL are the persons who appeared before me, and said persons acknowledged that they signed this instrument, on oath stated that they were authorized to execute the instrument and acknowledged it as the Partners of SCHELL FAMILY PARTNERSHIP, L.L.C., to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

DATED: May 17, 2017.

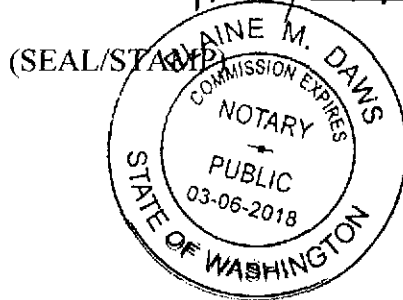


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STATE OF WASHINGTON )  
 ) ss.  
COUNTY OF SKAGIT )

I certify that I know or have satisfactory evidence that STEPHEN N. SCHELL and SHARON K. SCHELL are the persons who appeared before me, and said persons acknowledged that they signed this instrument, on oath stated that they were authorized to execute the instrument and acknowledged it as the Partners of SCHELL FAMILY PARTNERSHIP, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

DATED: May 17, 2017.



Elaine M. Daws  
NOTARY PUBLIC  
My appointment expires: 3/6/18

## EXHIBIT A

**Site Address:** 18404 Skagit City Road  
**Tax Parcel No.:** P15272

Those portions of Government Lot 2 of Section 1, Township 33 North, Range 3 East, W.M., described as Tracts "X" and "Y" below:

Tract "X": Those portions of said Government Lot 2 conveyed to Stephen N. Schell, et ux., by deed recorded October 4, 1977 as Skagit County Auditor's File No. 866097 and to Steve N. Schell, et ux., by deed recorded as Auditor's File No. 201006220064; EXCEPT that portion thereof conveyed to Cathy L. Conner, et al, by deed recorded as Auditor's File No. 201006220065; ALSO EXCEPT that portion thereof conveyed to Nolan Lee, et ux., by deed recorded as Auditor's File No. 201006220066; AND FURTHER EXCEPT that portion of said Schell premises lying South of a line drawn parallel with and 165 feet North of the North line of said Conner parcel;

Tract "Y": That portion of said Government Lot 2 lying Easterly of the Skagit City county road as said road existed on October 21, 2002 the date of a conveyance to the Schell Family Partnership, LLC, by deed recorded as Auditor's File No. 200210280225 and lying Westerly of Line "A" as described below; EXCEPT that portion thereof, if any, lying within a county road right-of-way parallel with and abutting the North line of said Government Lot 2.

### Line A:

Begin at the intersection of the East right of-way line of the Skagit City county road, as existing on October 4, 2010, with the South line of Government Lot 2 of Section 1, Township 33 North, Range 3 East, W.M.; thence Northeasterly along said East right-of-way line to the Easterly most point of said East right-of-way line lying within said Government Lot 2, said point being the True of Point of Beginning of this line description; thence North 08° East to the right bank of the Skagit River, said point being the Terminus of this line description.

### EXCEPT FROM ALL OF THE ABOVE:

The existing as-built dike right-of-way of Skagit County Diking District No. 22, formerly Diking District No. 2 ; the right-of-way appropriated for Diking District No. 2 by Decree of Appropriation or Judgment entered July 19, 1900 in Skagit County Civil Cause No. 3049; and the easement conveyed to Diking District No. 2 by instrument recorded April 3, 1935 as Auditor's File No. 268645 and modified by instrument recorded as Auditor's File No. 200210100005.

SUBJECT TO: Covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

THESE TRACTS ARE DETAILED ON THE MAP ATTACHED AS "EXHIBIT B".

# EXHIBIT B

This sketch is furnished as a courtesy only by FIRST AMERICAN TITLE INSURANCE COMPANY and it's agent and is NOT a part of any Title Commitment or Policy of Title Insurance. This sketch is furnished solely for the purpose of assisting in locating the premises and does not purport to show all highways, roads or easements affecting the property. No reliance should be placed upon this sketch for the location or dimensions of the property and no liability is assumed for the correctness thereof.

**NOTICE**

**NOTICE**

This sketch is furnished as a courtesy only by  
the Bureau of Land Management, U.S. Department of the Interior.

The boundaries shown on this sketch are based on the best available information and are subject to change without notice.

No warranty is made by the BLM regarding the accuracy or completeness of the information shown on this sketch.

For more information, contact the nearest BLM office.


 AMERICAN PSYCHOLOGICAL ASSOCIATION  
 1200 17th St., N.W., Washington, D.C. 20036-2000  
 (202) 336-6000 • FAX (202) 336-6008  
 E-MAIL: [info@apa.org](mailto:info@apa.org)

~~XXXX~~ fences  $\frac{1}{2}$   
established as  
boundaries by BLA  
deeds of 6/27/2010.

Pre-BLA:  
Schell = "M"  
LLC = "Y" + "N"

100



201012130009  
Skagit County Auditor