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Skagit County Auditor

\$76.00

7/10/2017 Page

1 of

4 10:47AM

**Filed for Record at Request of  
and after filing return to:**

Mills Meyers Swartling P.S.  
Attn: Janna J. Annest  
1000 Second Avenue, 30<sup>th</sup> Floor  
Seattle, WA 98104-1064

**DOCUMENT TITLE:** Quitclaim Deed

**GRANTORS:** David T. McPeake and Lina M. McPeake, husband and wife

**GRANTEE:** McPeake Harrison LLC, a Washington limited liability company

**LEGAL DESCRIPTION:** SEE ATTACHED

Lts 3-14 B1K 6  
Fishers Report et al

**ASSESSOR'S PROPERTY TAX PARCEL NOS.:** P52838; P52842

## QUIT CLAIM DEED

The Grantors, David T. McPeake and Lina M. McPeake, husband and wife, for good and valuable consideration in hand paid, receipt of which is hereby acknowledged, conveys and warrants to Grantee, McPeake Harrison LLC, a Washington limited liability company, interest in the following described real property situated in Skagit County, Washington, commonly known as 1925 Harrison Street, Mount Vernon, Washington 98273.

Parcel "A":

Lots 3 to 14, Block 6, "FISHER'S REPLAT OF BLOCKS 5 AND 6 AND PART OF TRACT "H", McLEAN'S THIRD STREET ADDITION TO MOUNT VERNON", according to the plat thereof recorded in Volume 5 of Plats, page 34, records of Skagit County, Washington;

EXCEPT that portion conveyed to the City of Mount Vernon for street purposes under Deed dated August 10, 1973, recorded September 5, 1973, under Auditor's File No. 790399, records of Skagit County, Washington.

Parcel "B":

Lots 1 and 2, EXCEPT the South 7.5 feet thereof, Lot 4, EXCEPT the North 40 feet thereof, Lot 5 and Lots 6 and 7, EXCEPT the South 100 feet thereof, all in Block 5, "FISHER'S REPLAT OF BLOCKS 5 AND 6 AND PART OF TRACT "H", McLEAN'S THIRD STREET ADDITION TO MOUNT VERNON", according to the plat thereof recorded in Volume 5 of Plats, page 34, records of Skagit County, Washington;

TOGETHER WITH that portion of the vacated alley adjoining that has attached thereto by operation of the law.

Parcel "C":

Tract "A", "FISHER'S REPLAT OF BLOCKS 5 AND 6, AND PART OF TRACT "H", McLEAN'S THIRD STREET ADDITION TO MOUNT VERNON", according to the plat thereof recorded in Volume 5 of Plats, page 34, records of Skagit County, Washington;

TOGETHER WITH the portion of the vacated alley adjoining that has attached thereto by operation of the law;

EXCEPT that portion conveyed to the City of Mount Vernon for street purposes under Deed dated August 10, 1973, recorded August 14, 1973, under Auditor's File No. 789368, records of Skagit County, Washington.

SUBJECT TO 2001 PROPERTY TAXES AND PARAGRAPH A OF SCHEDULE B-1 OF FIRST AMERICAN TITLE COMPANY'S PRELIMINARY COMMITMENT NO. A63558.

TAX PARCEL NOS.: P52838; P52842

Dated: JUNE 29, 2017.

GRANTOR

David T. McPeake

David T. McPeake

GRANTOR

Lina M. McPeake

Lina M. McPeake

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

20173114

JUL 10 2017

Amount Paid \$0  
Skagit Co. Treasurer  
By mm Deputy

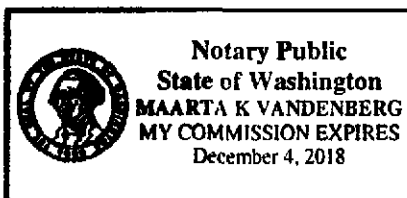
STATE OF WASHINGTON )

COUNTY OF SAN JUAN )

ss.

I certify that I know or have satisfactory evidence that David T. McPeake personally appeared before me, on oath state that he was authorized to execute this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: JUNE 29,  
3-31-17 2017.



Print Name: MAARTA VANDENBERG

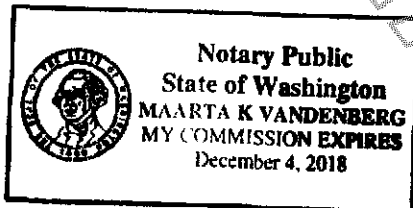
Notary Public in and for the state of Washington, residing  
at 35 MAIN ST EAST BOUND WA 98246

My appointment expires DECEMBER 4, 2018

STATE OF WASHINGTON )  
 ) ss.  
COUNTY OF SAN JUAN )

I certify that I know or have satisfactory evidence that Lina M. McPeake personally appeared before me, on oath state that she was authorized to execute this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: JUNE 29, 2017



Maarta Vandenberg  
Print Name: MAARTA VANDENBERG  
Notary Public in and for the state of Washington, residing  
at 35 MAIN ST EASTBOND WA 98245  
My appointment expires DECEMBER 4, 2018