



201709060163

Skagit County Auditor \$76.00
9/6/2017 Page 1 of 3 3:26PM

After Recording, Return To:
Nations Lending Services
9801 Legler Road
Lenexa, KS 66219

Land Title and Escrow QUITCLAIM DEED

91-163401-0

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

Commitment Number: 17NL20983

**ASSESSOR PARCEL IDENTIFICATION NUMBER:
P113420**

**ABBREVIATED LEGAL: LOT 2, SHORT PLAT NO. ANA 96-004 (ALSO KNOWN AS
BULLOCK SHORT PLAT)**

PHILIP W. GERE, JR, AS HIS SEPARATE ESTATE, hereinafter grantor, whose tax-
mailing address is **3703 BULLOCK COURT, ANACORTES, WA 98221**, without
consideration paid, conveys and quitclaims to **PHILIP W. GERE, JR AND LEAH GERE,
HUSBAND AND WIFE**, hereinafter grantee, whose tax mailing address is **3703 BULLOCK
COURT, ANACORTES, WA 98221**, with quitclaim covenants, all right, title, interest and
claim to the following land in the following real property:

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20174226

SEP 06 2017

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

LEGAL DESCRIPTION:

LOT 2, SHORT PLAT NO. ANA 96-004 (ALSO KNOWN AS BULLOCK SHORT PLAT), APPROVED MAY 26, 1998, RECORDED JUNE 1, 1998 IN VOLUME 13 OF SHORT PLATS, PAGES 130 AND 131 UNDER AUDITOR'S FILE NO. 9806010138, AND BEING A PORTION OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 25, TOWNSHIP 35 NORTH, RANGE 1 EAST, W.M. TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND UTILITIES OVER, UNDER AND ACROSS A 30 FOOT BY 50 FOOT WEDGE OF A PORTION OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 25, MORE PARTICULARLY DESCRIBED IN " DECLARATION OF EASEMENT" RECORDED APRIL 24, 1998 UNDER AUDITOR'S FILE NO. 9804240154, ALSO TOGETHER WITH AN ACCESS AND UTILITY EASEMENT OVER, UNDER AND ACROSS "BULLOCK COURT" , AS SHOWN ONN THE FACE OF SAID SHORT PLAT. SITUATE IN THE CITY OF ANACORTES, COUNTY OF SKAGIT, STATE OF WASHINGTON.

Assessor's Parcel Number: P113420

Property Address is: 3703 BULLOCK COURT, ANACORTES, WA 98221.

Prior instrument reference: _____

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.

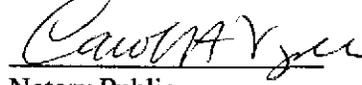
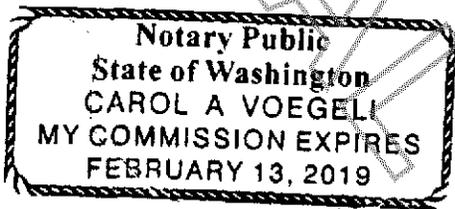
Executed by the undersigned on 8-31, 2017:



PHILIP W. GERE, JR

STATE OF Wa
COUNTY OF Skagit

The foregoing instrument was acknowledged before me on 8-31, 2017 by **PHILIP W. GERE, JR**, who is personally known to me or has produced Driver's License as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.


Notary Public

UNRECORDED
ORIGINAL
DOCUMENT