



201710030041

Skagit County Auditor \$77.00  
10/3/2017 Page 1 of 4 11:41AM

RECORDING REQUESTED BY:

mark kratzer

INSTRUMENT PREPARED BY:

dean joseph manica  
1517 j avenue apartment a  
anacortes, Washington 98221

(Above reserved for official use only)

RETURN DEED TO:

mark kratzer  
16362 snee oosh rd  
la conner, Washington 98257

SEND TAX STATEMENTS TO:

Mark Kratzer  
p o box 212  
anacortes, Washington 98221

Tax Parcel/APN # P40397 350530-0-029-0203

QUIT CLAIM DEED FOR WASHINGTON

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
20174672  
OCT - 3 2017

Amount Paid \$ 325.40  
Skagit Co. Treasurer  
By HB Deputy

STATE OF WASHINGTON

DATE: October 02, 2017

COUNTY OF SKAGIT

\* Grantor : Dean J. manica

KNOW ALL MEN BY THESE PRESENTS THAT, for and in consideration of the sum of \$18,000.00 and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the below-named grantor (hereinafter "Grantor") hereby quitclaims to the below-named grantee (hereinafter "Grantee") and Grantee's heirs and assigns forever, all of Grantor's right, title, interest, and claim, and subject to all easements, encumbrances, protective covenants, rights-of-way, mineral rights, and other conditions and restrictions, if any, in or to the following described real estate located at 24543 s skagit highway, sedro woolley, skagit County, Washington 98284 (the "Property").

\* Grantees : mark & Terry kratzer

Legal Description: That portion of the East 80 feet of the West 320 feet of Government Lot 7, Section 30, Township 35 North, Range 5 East, W.M., lying Northerly of South Skagit Highway

No.360 as conveyed to Skagit County by deed dated August 20, 1948, recorded March 18, 1949, under Auditor's File No. 429114, Except that portion lying within the boundaries of the former Puget Sound and Cascade Railway Company right of way conveyed to said Company by deed dated July 27, 1912, recorded July 29, 1912, under Auditor's File No. 93312 in Volume 90 of Deeds, page 350, subsequently conveyed by said Company to Skagit County by deed dated July 31, 1946, recorded October 27, 1947, under Auditor's File No. 410435, ALSO EXCEPT that portion, if any, lying within boundaries of the following described tract:  
Beginning at the intersection of the West line of Government Lot 7, and the North line of the South Skagit Highway No. 360; thence Northeasterly along the North line of said South Skagit Highway, a distance of 83.01 feet to the true point of beginning of this description; thence front said true point of beginning continued Northeasterly along the North line of said South Skagit Highway a distance of 83.01 feet; thence North parallel to the West line of said Lot 7 to the Skagit River; thence Westerly along the Skagit River to a point that bears North 0 degrees 14'43" West from the true point of beginning; thence South 0 degrees 14' 43" East to the true point of beginning.

Grantor: dean joseph manica  
Marital Status: Married  
Address: 1517 j avenue apartment a  
anacortes, Washington 98221

dean joseph manica's Spouse: mlis wyll  
Address: 1517 j avenue apartment a  
anacortes, Washington 98221

#### Grantees

Grantee: mark kratzer  
Marital Status: Married  
Address: 16362 snee oosh rd  
la conner, Washington 98257

mark kratzer's Spouse: terry kratzer  
Address: 16362 snee oosh rd  
la conner, Washington 98257

Vesting Information / Property Interest: mark kratzer receives the property from Grantor in fee simple as the sole owner.

#### Signatures

Grantor signed, sealed, and delivered this Quit Claim Deed to Grantee on October 02, 2017.

Grantor (or authorized agent)  
Signed: Dean Manica  
Print Name: Dean Manica

*Dean Manica*

Grantor's Spouse (or authorized agent)  
I, mlis wyll, acknowledging receipt of sufficient consideration, hereby waive and release all my rights, title, and interest, if any, in the above Property unto Grantee.  
Signed: Mlis wyll  
Print Name: Mlis wyll

*Mlis wyll* signed 10-3-17

**Notary Public**

STATE OF WASHINGTON

COUNTY OF SKAGIT

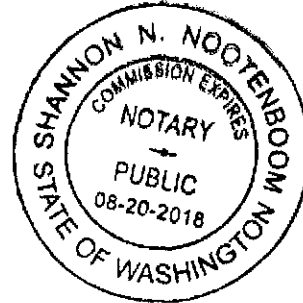
On this the 2 day of October, 2017, the foregoing QUIT CLAIM DEED, entered into as of October 02, 2017, was sworn to and acknowledged before me by the following person(s), known or proven to me to be the person(s) whose name(s) is/are subscribed to within the instrument:

Dean J. Manica appeared before me

(names of signatories).

WITNESS my hand and official seal.

PRINT: Shannon Nootenboom [Affix seal]



SIGN: [Signature] My Commission Expires: 08-20-2018

NOTARY PUBLIC

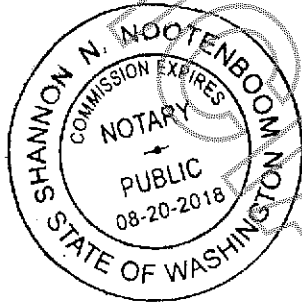
UNRECORDED  
PUBLIC  
DOCUMENT

STATE OF WASHINGTON

COUNTY OF Skagit

I certify that I know or have satisfactory evidence that M'Lis Rae Wyll  
is the person who appeared before me, and  
said person acknowledged that she signed this  
instrument and acknowledged it to be her free and voluntary act for the uses and  
purposes mentioned in the instrument.

DATED: 10-3-17



[Signature]  
Notary Public

My appointment expires  
08-20-2018

UNRECORDED  
ORIGINAL DOCUMENT