



201801030054

Skagit County Auditor

\$81.00

1/3/2018 Page

1 of

8 12:34PM

After Recording Mail To:
Elizabeth and David Bishop
2319 15th Street
Anacortes, Washington 98221

**COURTESY RECORDING
NO TITLE LIABILITY**

COVER PAGE FOR WASHINGTON DEEDS

Type of Document to be Recorded: QUITCLAIM DEED

Grantor: David A. Bishop, also known as David Bishop and Elizabeth B. Bishop, also known as Elizabeth Bishop, husband and wife

Grantor's Mailing Address: 2319 15th Street, Anacortes, Washington 98221

Grantee: Elizabeth B. Bishop and David A. Bishop, wife and husband

Grantees Mailing Address: 2319 15th Street, Anacortes, Washington 98221

Legal Description (abbreviated): PTNS OF LOTS 8, 9 AND 10 BLOCK 234, CITY OF ANACORTES

Assessor's Property Tax Parcel Account Number(s): P56339

Prior Recorded Doc. Ref.: Deed: Recorded December 4, 2013, Doc. No. 201312040015

After Recording Mail To:
Elizabeth and David Bishop
2319 15th Street
Anacortes, Washington 98221

Reference #: 261262
**COURTESY RECORDING
NO TITLE LIABILITY**

Assessor's Parcel Number: P56339

QUITCLAIM DEED
TITLE OF DOCUMENT

**David A. Bishop, also known as David Bishop and Elizabeth B. Bishop, also known as
Elizabeth Bishop, husband and wife, the GRANTOR,**

Whose current address is 2319 15th Street, Anacortes, Washington 98221

FOR and in consideration of TEN AND NO/100 DOLLARS (\$10.00), in hand paid, conveys and
quitclaims to

Elizabeth B. Bishop and David A. Bishop, wife and husband, the GRANTEE,

Whose current address is 2319 15th Street, Anacortes, Washington 98221

THE FOLLOWING described real estate, situated in the County of Skagit, State of Washington:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

AND more commonly known as: 2319 15th Street, Anacortes, Washington 98221


Prior Recorded Doc. Ref.: Deed: Recorded December 4, 2013, Doc No. 201312040015

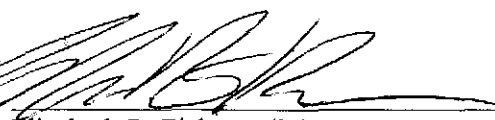
When the context requires, singular nouns and pronouns, include the plural.

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
201833
JAN 03 2018

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

Dated Nov 9, 2017


David A. Bishop a/k/a
David Bishop


Elizabeth B. Bishop a/k/a
Elizabeth Bishop

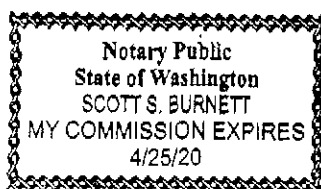
STATE OF Washington
COUNTY OF King

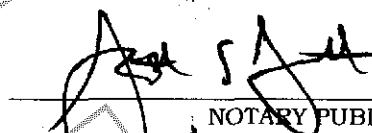
ss

On this day personally appeared before me **David A. Bishop a/k/a David Bishop and Elizabeth B. Bishop a/k/a Elizabeth Bishop** to me known to be the individual(s) described in and who executed the within and foregoing instrument, and acknowledged that he/she/they signed the same as his/her/their free and voluntary act and deed, for the uses and purposes therein mentioned.

NOTARY STAMP/SEAL

Given under my hand and official seal of office
this 9 day of November, A.D.
20 17




NOTARY PUBLIC

MY Commission Expires: 4-25-20

Residing at: Apartment 13

EXHIBIT "A"
LEGAL DESCRIPTION

REAL PROPERTY IN THE CITY OF ANACORTES, COUNTY OF SKAGIT, STATE OF WASHINGTON, DESCRIBED AS FOLLOWS:

LOTS 8, 9 AND 10, BLOCK 234, "MAP OF THE CITY OF ANACORTES", ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 2 OF PLATS, AT PAGES 4 THROUGH 7, RECORDS OF SKAGIT COUNTY, WASHINGTON EXCEPT THEREFROM THE EAST 8.80 FEET OF SAID LOT 8, AS MEASURED PERPENDICULAR TO THE EAST LINE OF SAID LOT 8, AND ALSO EXCEPT THEREFROM, THE FOLLOWING DESCRIBED PARCEL:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 10, BLOCK 234; THENCE SOUTH 88 DEGREES 06'40" EAST ALONG THE NORTH LINE OF SAID BLOCK 234, A DISTANCE OF 56.60 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 24 DEGREES 03'06" EAST A DISTANCE OF 56.07 FEET TO THE WEST LINE OF THE EAST 8.80 FEET OF SAID LOT 8; THENCE NORTH 01 DEGREES 54'10" EAST, A DISTANCE OF 50.42 FEET ALONG THE SAID WEST LINE OF THE EAST 8.8 FEET OF LOT 8 TO THE NORTH LINE OF SAID BLOCK 234; THENCE NORTH 88 DEGREES 06'40" WEST, A DISTANCE OF 24.54 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING. (BEING KNOWN AS PARCEL "A" OF SURVEY RECORDED IN VOLUME 16 OF SURVEYS, PAGE 33, UNDER AUDITORS FILE NO. 9408050062)

TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS OVER AND ACROSS THE ABOVE DESCRIBED TRIANGLE TRACT LOCATED IN LOTS 8 AND 9.

Date: 11/08/2017

EXHIBIT ONLY

COURTESY RECORDING INSTRUCTIONS TO FIRST AMERICAN TITLE
(Escrow Involved)

First American Title is hereby handed the following document(s):


You are hereby authorized and instructed as a courtesy to deliver for recording to the SKAGIT County Recorder's Office said document(s), with these instructions to be attached to and recorded as part of the first mentioned document.

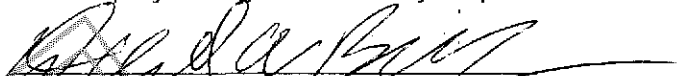
The undersigned understands and acknowledges that First American Title is acting in the capacity of Settlement Agent only and is not responsible for the correctness of the form or content of any of the document(s) and that First American Title is hereby released of any and all liability in connection with the same.

The undersigned states that First American Title, in this transaction, is acting as Settlement Agent only and that the real property affected by the document(s) is not involved in title insurance or any other transaction pending with any other office of First American Title.

The undersigned understands and acknowledges that at the time of recordation, the documents will NOT be insured by First American Title. First American Title is hereby instructed **NOT** to do any title search in conjunction with this courtesy recording.

"First American Title" shall include First American Title Insurance Company and any of its subsidiary companies.


Elizabeth B. Bishop


David A. Bishop

BY: _____
Authorized Signor

First American Title Insurance Company Lenders Advantage


Thida Bratton, Escrow Officer
thidabratton.escrow@firstam.com

First American Title Company
SELLER'S/OWNER'S AFFIDAVIT AND INDEMNITY

State of _____
County of _____

Washington
Skagit

Issuing Office File No: **1920-261262 (TB)**
11/08/2017

I/We **Elizabeth B. Bishop and David A. Bishop**, being first duly sworn on oath, depose and state that,
I/We own the following property:


**FOR LEGAL DESCRIPTION, SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART
HEREOF**

I/We have owned the property now being sold or mortgaged and, during all the time that I/we owned the property, my/our enjoyment thereof has been peaceable and undisturbed and the title to said property has never been disputed to my/our knowledge, nor do I/we know of any facts by reason of which the title to, or possession of, said property might be disputed or by any reason of which any claim to any of said property might be asserted adversely to me/us, and more particularly:

1. No party other than the Owner(s) is/are in possession of all or any portion of the premises above described under any unrecorded leases, tenancy at will or otherwise.
2. The Owner(s), during the time of ownership of the premises above described, has/have conveyed no portion of the premises nor done any act or allowed any act to be done which has changed or could change the boundaries of the premises.
3. The Owner(s) has/have allowed no encroachments on the premises above described by any adjoining land owners nor has/have the Owner(s) encroached upon any property of adjoining land owners.
4. The Owner(s) has/have allowed no easements, rights of way, continuous driveway usage, drain, sewer, water, gas or oil pipeline or other rights of passage to others over the premises above described and has no knowledge of such adverse rights.
5. The Owner(s), at present, and for a period of six months past, has/have caused no construction, erection, alteration or repairs of any structures or improvements on the premises above cited to be done, nor contracted for any material to be delivered to the premises for which charges therefor remain unpaid.
6. The Owner(s) has/have no knowledge of any highways, abandoned roads, lanes, cemetery or family burial grounds, springs, streams, rivers, ponds, lakes, bays or tidal waters either bordering, running through or situated on said premises.
7. The Owner(s) has/have no knowledge of any due taxes or special assessments.
8. The Owner(s) has/have not allowed and knows of no violation of any covenants, restrictions, agreements, conditions or zoning ordinances affecting the premises.
9. That there are no pending suits, proceedings, judgments, bankruptcies, liens or executions against said Owner(s), whether in the aforesaid county or any other county in the aforesaid state.

This affidavit is given to induce any lender to accept a mortgage on the property and to induce **First American Title Company** to issue its title insurance policy or policies in reliance upon any of the statements contained herein, and should **First American Title Company**, in its sole discretion, issue insurance in reliance upon such representations, affiant agrees to indemnify and hold **First American Title Company** harmless of and from all loss, cost, damage and expense of every kind, including attorney's fees, which said **First American Title Company** shall suffer or become liable for under its said policy or policies now to be issued, or any reissue, renewal or extension thereof, as a result of any misrepresentations captioned herein.


Elizabeth B. Bishop

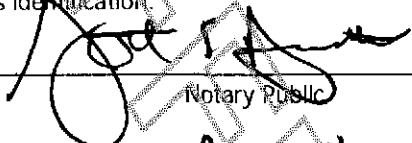

David A. Bishop

First American Title Company

File No.: 1920-261262 (TB)

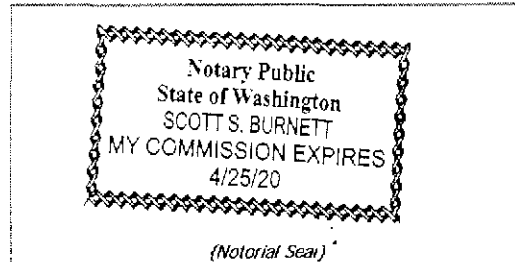
Date: November 08, 2017

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED before me on by **Elizabeth B. Bishop and David A. Bishop** who is/are personally known to me or who has/have produced a valid driver's license as identification.



Notary Public
Scott S. Burnett

(Printed Name)



My Commission expires: **4-25-20**

First American Title Company

File No.: 1920-261262 (TB)

Date: November 08, 2017

File Number: 1920-261262

Exhibit "A"

Legal Description

A.P.N.: P56339

Real property in the City of Anacortes, County of SKAGIT, State of Washington, described as follows:

LOTS 8, 9 AND 10, BLOCK 234, "MAP OF THE CITY OF ANACORTES", ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 2 OF PLATS, AT PAGES 4 THROUGH 7, RECORDS OF SKAGIT COUNTY, WASHINGTON EXCEPT THEREFROM THE EAST 8.80 FEET OF SAID LOT 8, AS MEASURED PERPENDICULAR TO THE EAST LINE OF SAID LOT 8, AND ALSO EXCEPT THEREFROM, THE FOLLOWING DESCRIBED PARCEL:

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