

Order No:



201803160063

When recorded return to:

Skagit County Auditor \$76.00  
3/16/2018 Page 1 of 3 10:23AM

Michele Lynn Thompson  
Jason J. Sheridan  
19130 Sulfer Springs Rd.  
Mount Vernon, WA 98274

Filed for Record at Request of  
First American Title Of Island County  
Escrow Number: 115544

GUARDIAN NORTHWEST TITLE CO.

QUIT CLAIM DEED

115544

Abbreviated Legal: Lot 14, Sunnyside Big Lake Tracts

THE GRANTOR MICHELE LYNN THOMPSON, AS HER SEPARATE ESTATE for and in consideration of TEN DOLLARS AND OTHER CONSIDERATION conveys and quit claims to MICHELE L. THOMPSON AND JASON J. SHERIDAN, BOTH SINGLE PERSONS AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP the following described real estate, situated in the County of Skagit State of Washington, together with all after acquired title of the Grantor therein:

Parcel "A":

Tract 14, "ASSESSORS PLAT OF SUNNYSIDE BIG LAKE TRACTS, SKAGIT COUNTY, WASHINGTON", as per plat recorded in Volume 9 of Plats, page 13, records of Skagit County, Washington.

TOGETHER WITH a non-exclusive easement for purposes of ingress, egress and utilities over and across the Northeasterly 20 feet of Tracts 1 to 19, inclusive, of said Plat, AND TOGETHER WITH an easement for ingress and egress, over and across the existing driveway as now located on the Northeasterly portion of Lot 13 of said plat.

Situate in the County of Skagit, State of Washington.

Parcel "B":

That portion of the 140 foot wide railroad right of way, commonly known as the Northern Pacific Railway, running Northwesterly and Southeasterly through Government Lot 1 of Section 7, Township 33 North, Range 5 East, W.M., which lies between the Northeasterly extensions of both the Northwesterly and Southeasterly lines of Tract 14 of the "ASSESSORS PLAT OF SUNNYSIDE BIG LAKE TRACTS, SKAGIT COUNTY, WASHINGTON", as per plat recorded in Volume 9 of Plats, page 13, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

Tax Parcel Number(s): P69885, 4025-000-014-0007

The grantees, by signing the acceptance below, evidence their intention to acquire said premises as joint tenants with the right of survivorship, and not as tenants in common.

Accepted and Approved: Michele L. Thompson  
Michele L. Thompson  
Jason J. Sheridan  
Jason J. Sheridan

Dated: March 12, 2018

Michele L. Thompson  
MICHELE LYNN THOMPSON

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
2018/028  
MAR 16 2018

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

State of Washington }

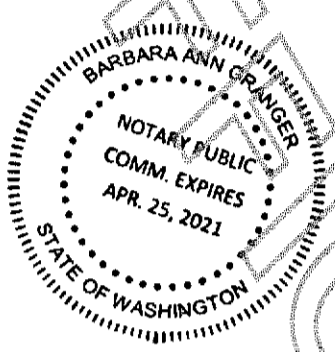
Order No:

County of Washington  
Skagit ) SS:

I certify that I know or have satisfactory evidence that MICHELE LYNN THOMPSON the person who appeared before me, and said person acknowledge that SHE signed this instrument and acknowledge it to be HER free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 03/12/2018

Barbara Ann Granger  
Notary Public in and for the State of Washington  
Residing at: Sedro Woolley  
My appointment expires: 04/25/2021



UNOFFICIAL DOCUMENT

## Exhibit A

### EXCEPTIONS:

A. A non-exclusive easement for ingress and utilities 20 feet in width over the Northeasterly 20 feet of said premises and other property, as granted by various instruments of record.

### B. EASEMENT AND PROVISIONS CONTAINED THEREIN:

Grantee: Puget Sound Power & Light Company  
Dated: March 1, 1968  
Recorded: March 8, 1968  
Auditor's No: 711082  
Purpose: Right to enter said premises to operate, maintain and repair underground electric transmission and/or distribution system, together with the right to remove brush, trees and landscaping which may constitute a danger to said lines  
Affects: Exact location not disclosed on record

### C. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantor: Harriette E. Allen, a single person  
Grantee: Skagit County Sewer District No. 2, a municipal corporation  
Dated: --  
Recorded: January 30, 1979  
Auditor's No: 895785  
Purpose: Constructing, repairing sanitary sewers  
Area Affected: A strip of land 10 feet in width, the centerline of which is described as the centerline of the sewer pipe line as constructed and shall be located on shore within 50 feet of the line of normal high water

D. Right of the general public to the unrestricted use of all the waters of a navigable body of water not only for the primary purposes of navigation, but also for corollary purposes, including (but not limited to) fishing, boating, bathing, swimming, water skiing and other related recreational purposes, as those waters may affect the tidelands, shorelands, or adjoining uplands, and whether the level of the water has been raised naturally or artificially to a maintained or fluctuating level, all as further defined by the decisional law of this state. (Affects all of the premises subject to such submergence.)

E. Rights held by the Day Lumber Company and their successors, if any, to build and maintain a dam across the outlet creek of Big Lake, together with rights to overflow and inundate the shoreline of Big Lake, as disclosed by instrument dated April 7, 1924, and recorded April 21, 1924, as Auditor's File No. 173578.