



**201811140091**

11/14/2018 02:55 PM Pages: 1 of 4 Fees: \$102.00  
Skagit County Auditor

**RETURN DOCUMENT TO:**

Service Link

1355 Cherrington Pkwy

Moon Township, PA 15108

22266120

*Use dark black ink and print legibly. Documents not legible will be rejected per RCW 65.04.045 & 65.04.047*

**DOCUMENT TITLE(S):**

**Quitclaim Deed**

**AUDITOR FILE NUMBER & VOL. & PG. NUMBERS OF DOCUMENT(S)  
BEING ASSIGNED OR RELEASED:**

Additional reference numbers can be found on page \_\_\_\_\_ of document.

**GRANTOR(S):**

**James E. Prosser, Marianne Prosser**

Additional grantor(s) can be found on page \_\_\_\_\_  
of document.

**GRANTEE(S):**

**James E. Prosser, Marianne Prosser and  
Shawn Carlton and Eric Carlton**

Additional grantee(s) can be found on page \_\_\_\_\_  
of document.

**ABBREVIATED LEGAL DESCRIPTION: (Lot, block, plat name OR; qtr/qtr,  
section, township and range OR; unit, building and condo name.)**

**Lot 7, Knutson Plat**

Additional legal(s) can be found on page **EXHIBIT A** of document.

**ASSESSOR'S 16-DIGIT PARCEL NUMBER:**

**4928-000-007-0000**

P126318

Additional numbers can be found on page \_\_\_\_\_ of document.

The Auditor/Recorder will rely on the information provided on this form. The responsibility for the accuracy of the indexing information is that of the document preparer.

**QUITCLAIM DEED**

This instrument prepared by:

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

After Recording Return To:

ServiceLink

1355 Cherrington Parkway

Moon Township, PA 15108

Commitment Number: 22266120

TRANSFER TAX BASED ON ½ MORTGAGE BALANCE  
OF \$347,000 (\$173,500.00)

ASSESSOR PARCEL IDENTIFICATION NUMBER:

4928-000-007-0000 *P126318*

ABBREVIATED LEGAL Ptn of Lot 7, Knutson Plat

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

*20185014*

NOV 14 2018

Amount Paid \$ *3757.28*

Skagit Co. Treasurer

By *HB* Deputy

---

**JAMES E. PROSSER** and **MARIANNE PROSSER**, husband and wife, whose mailing address is **2813 GRADY LANE, ANACORTES, WA 98221**, hereinafter grantors, for \$0.00 (Zero Dollar and Zero Cents) in consideration paid, grant and quitclaim to **JAMES E. PROSSER and MARIANNE PROSSER, husband and wife**, and **ERIC CARLTON and SHAWN CARLTON, a married couple**, for their joint lives, with the remainder to the survivor of them, hereinafter grantees, whose tax mailing address is **2813 GRADY LANE, ANACORTES, WA 98221**, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

THE FOLLOWING DESCRIBED REAL ESTATE, SITUATED IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON: LOT 7, KNUTSON PLAT, AS RECORDED UNDER AUDITOR'S FILE NO. 200706060179, RECORDS OF SKAGIT COUNTY, WASHINGTON; EXCEPT THAT PORTION DESCRIBED AS FOLLOWS: BEGINNING AT THE COMMON NORTHERLY CORNER OF LOTS 6 AND 7 IN SAID PLAT; THENCE SOUTH 30 DEGREES 46' 32" WEST, A DISTANCE OF 38.91 FEET ALONG THE LOT LINE COMMON TO SAID LOTS 6 AND 7 TO AN INTERSECTION WITH THE NORTH LINE OF LOT 8, SAID PLAT; THENCE SOUTH 87 DEGREES 30' 00" EAST ALONG SAID NORTH LINE, A DISTANCE OF 15.00 FEET TO AN ANGLE POINT; THENCE NORTH 8 DEGREES 13'14" EAST, A DISTANCE OF 34.44 FEET TO THE POINT OF BEGINNING.

**Property Address is: 2813 GRADY LANE, ANACORTES, WA 98221.**

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the seller acquired title.

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 grantors, either in law or equity, to the only proper use, benefit and behalf of the grantees forever.

Prior instrument reference: **200807170069**

Executed by the undersigned on 5/14/ <sup>2018</sup>~~2017~~  
JAMES E. PROSSER  
MARIANNE PROSSERSTATE OF Washington  
COUNTY OF Snohomish

The foregoing instrument was acknowledged before me on 5-14-18 <sup>78</sup>~~2017~~ by JAMES E. PROSSER and MARIANNE PROSSER who are personally known to me or have produced \_\_\_\_\_ as identification, and furthermore, the aforementioned persons have acknowledged that their signatures were their free and voluntary act for the purposes set forth in this instrument.

  
Notary Public