

Prepared By:  
William M Truman

202010130061

10/13/2020 12:14 PM Pages: 1 of 4 Fees: \$106.50  
Skagit County Auditor

After Recording Return To:  
18583 W BIG LAKE BLVD  
Mount Vernon, Washington 98274\_\_\_\_\_

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
2020 4193  
OCT 13 2020

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

SPACE ABOVE THIS LINE FOR RECORDER'S USE

## QUITCLAIM DEED

On \_\_\_\_\_ THE GRANTOR(S),

- Diane M Truman and William M Truman Jr, a formerly married couple who were divorced on January 12, 2012,

for and in consideration of: One Dollar (\$1.00) and/or other good and valuable consideration conveys, releases and quitclaims to the GRANTEE(S):

- William M Truman Jr, a single person, residing at 18583 W BIG LAKE BLVD, Mount Vernon, WA County, Washington 98274\_\_\_\_\_

the following described real estate, situated in an unincorporated area in the County of Skagit, State of Washington

Legal Description: See attached *Exhibit A*

Portion of lot #72, 73 of first edition to Big Lake  
waterfront tracts

A transfer as part of the division of property in a divorce

Tax Parcel Number: 3863-000-072-0102-P62091

**Grantor Signatures:**

DATED: 10/3/20

DATED: \_\_\_\_\_

Diane M. Truman

Diane M Truman

2 Wagner Ln

Lake Grove, New York

11755

William M Truman Jr

18583 W BIG LAKE BLVD

Mount Vernon, Washington

98274 \_\_\_\_\_

STATE OF NEW YORK, COUNTY OF SUFFOLK, ss:

On this 3 day of October, 2020, before me, the undersigned, a notary public in and for said state, personally appeared Diane M Truman, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s) or the person upon behalf of which the individual(s) acted, executed this instrument.

[Signature]

Notary Public

Notary Public

Title (and Rank)

DREW D. CASS  
NOTARY PUBLIC, STATE OF NEW YORK  
Registration No. 01CA6298761  
Qualified in Suffolk County  
Commission Expires March 17, 2022

My commission expires March 2022

EXHIBIT "A"

PARCEL A:

Lot 72 of "FIRST ADDITION BIG LAKE WATER FRONT TRACTS", according to the plat recorded in Volume 4 of Plats, page 15, records of Skagit County, Washington;

EXCEPT county road;

AND EXCEPT that portion of said tract described as follows:

Beginning at the intersection of the Northwestern line of said Tract 72 and the Northeasterly line of the H.C. Peters Road No. 263 Extension, as conveyed to Skagit County by deed dated June 27, 1947, filed July 15, 1947, as file No. 406624;  
Thence South 49°21'30" East along the Northeasterly line of said H.C. Peters Road, 100 feet to the true point of beginning;  
Thence North 49°21'30" West along the Northeasterly line of said road 100 feet;  
Thence Northeasterly along the Northwestern line of said Tract to the shore line of Big Lake;  
Thence Southeasterly along said shore line 100 feet;  
Thence Southwesterly in a straight line to the true point of beginning;

AND ALSO EXCEPT that portion of said Tract 72 lying Southwesterly of said H.C. Peters Road No. 263 extension.

TOGETHER WITH that portion of Lot 73 of FIRST ADDITION, BIG LAKE WATER FRONT TRACTS, according to the plat recorded in Volume 4 of Plats, page 15, records of Skagit County, Washington, said lot also shown on Record of Survey filed in Book 2 of Surveys at page 200, under Auditor's File No. 7910250040, being more particularly described as follows:

Commencing at the Northwest corner of said Tract 73;  
Thence North 44°42'50" East along the Northerly line of said Tract 73 for a distance of 178.82 feet, more or less, to the Easterly right-of-way margin of a County road known as the H.C. Peters Road;  
Thence South 49°21'30" East along said Easterly margin for a distance of 20.00 feet, to the Southeasterly corner of Parcel "B" of that certain property described on Statutory Warranty Deed to Robert L. Sager and Janice C. Sager, husband and wife, recorded under Skagit County Auditor's File No. 8112210049;  
Thence North 37°11'54" East along the Southeasterly line of said Sager Parcel "B" for a distance of 81.28 feet to the true point of beginning;  
Thence North 44°42'50" East parallel with said Northerly line of Tract 73; 37.42 feet;  
Thence North 82°10'33" East, 9.34 feet;  
Thence North 44°42'50" East, 25.80 feet;

Continued . . . . .



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Exhibit "A" continued  
Page 2, PARCEL A continued

Thence North 45°17'10" West, 15.00 feet, more or less, to the Northerly corner of said Sager Parcel "B", being a point on the Northerly line of said Tract 73;  
Thence South 44°42'50" West along said Northerly line of Tract 73, 112.63 feet;  
Thence South 45°17'10" East, 5.00 feet;  
Thence North 44°42'50" East, 42.00 feet, to a point bearing North 45°17'10" West, from the true point of beginning;  
Thence South 45°17'10" East, 4.32 feet, more or less to the true point of beginning;

**PARCEL B:**

An easement for access to Lot 72 across a portion of Lots 73 and 74 of FIRST ADDITION, BIG LAKE WATER FRONT TRACTS, according to the plat recorded in Volume 4 of Plats, page 15, records of Skagit County, Washington, said Lot also shown on Record of Survey filed in Book 2 of Surveys, at page 200, under Auditor's File No. 7910250040, being more particularly described as follows:

Commencing at the Northwest corner of said Lot 73;  
Thence North 44°42'50" East along the Northerly line of said Lot 73, a distance of 178.82 feet to the Easterly right-of-way margin of a County Road known as the H.C. Peters Road;  
Thence South 49°21'30" East along the Easterly line of said County Road a distance of 20.00 feet to the true point of beginning;  
Thence South 49°21'30" East along the Easterly margin of said County Road a distance of 53.73 feet;  
Thence North 40°38'30" East continuing along said right-of-way margin a distance of 15.00 feet;  
Thence South 49°21'30" East along Easterly said right-of-way margin a distance of 100.50 feet;  
Thence North 40°38'30" East a distance 20.00 feet;  
Thence North 49°21'30" West a distance of 156.34 feet;  
Thence South 37°11'54" West a distance of 35.06 feet to the true point of beginning.

ALL Situated in Skagit County, Washington.

- END OF EXHIBIT "A" -



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