

202101190178

01/19/2021 11:30 AM Pages: 1 of 7 Fees: \$159.50
Skagit County Auditor

Document Title: Quit Claim Deed

Reference Number :

Grantor(s):

☒ additional grantor names on page 4, 5

1. Robert Allen Bradley Jr

2. Bonnie Bradley Bell

Grantee(s):

☒ additional grantee names on page 4, 5

1. Robert Allen Bradley Jr

2. Bonnie Bradley Bell

Abbreviated legal description:

☒ full legal on page(s) 6.

Tr 19 Plat of Orchard Beach

Assessor Parcel / Tax ID Number:

☐ additional tax parcel number(s) on page ____.

P47321

I, Bonnie Bradley Bell, am hereby requesting an emergency non-standard recording for an additional fee provided in RCW 36.18.010. I understand that the recording processing requirements may cover up or otherwise obscure some part of the text of the original document. Recording fee is \$73.00 for the first page, \$1.00 per page thereafter per document. In addition to the standard fee, an emergency recording fee of \$50.00 is assessed. This statement is to become part of the recorded document.

Signed Bonnie B. Bell Dated 1/6/2021

When recorded return to:
Andrew Bradley
1631 NE 5th Ct
Camus WA 98607

QUIT CLAIM DEED

THE GRANTOR(S) Robert Allen Bradley Jr 25% Married
Bonnie Bradley Bell 25% Married
Andrew Wood Bradley 25% Married
David Capelle Bradley 25% Married

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2021-217
JAN 19 2021

Amount Paid \$ 0
By Skagit Co. Treasurer Deputy

for and in consideration of a mere change in form of ownership, conveys and quit claims to
5858 Dunthorne Road LLC, a Washington limited liability company

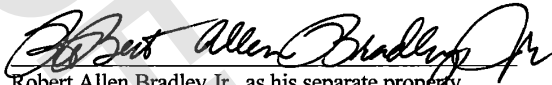
The following described real estate, situated in the County of Skagit, State of Washington together
with all after acquired title of the grantor(s) herein:

See Exhibit A.

Abbreviated Legal: (required if full legal not inserted above) Tract 19, "PLAT OF ORCHARD BEACH
TRACTS," TGW Tidelands: TGW Ptns Government Lots 1 and 2, Section 31, Township 36 North, Range 2 East
W.M., Skagit County

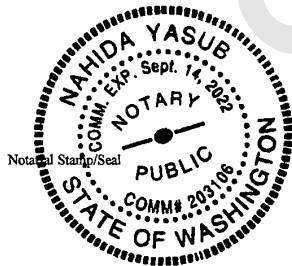
Tax Parcel Number(s): P47321, P67731, P67743, P67751

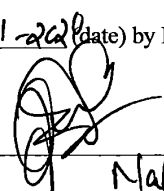
Dated October 1, 2020


Robert Allen Bradley Jr., as his separate property

STATE OF WASHINGTON)
COUNTY OF KING) ss.

This record was acknowledged before me on 10-01-2021 (date) by Robert Allen Bradley Jr.



Name:  Nahida Yasub.

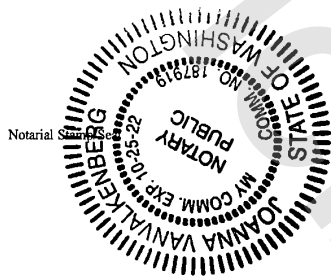
NOTARY PUBLIC, State of Washington

My appointment expires 14th Sept 2022

Bonnie Bradley Bell
Bonnie Bradley Bell, as her separate property

STATE OF WASHINGTON)
COUNTY OF King) ss.

This record was acknowledged before me on September 17, 2020 (date) by Bonnie Bradley Bell.



Joanna VanValkenberg
Name: Joanna VanValkenberg
NOTARY PUBLIC, State of Washington
My appointment expires 10-25-2022

Andrew Wood Bradley Andrew Wood Bradley
Andrew Wood Bradley, as his separate property

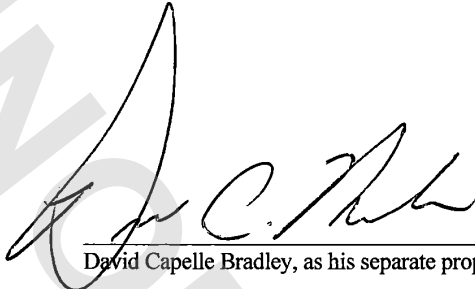
STATE OF WASHINGTON)
COUNTY OF Clark) ss.

This record was acknowledged before me on 9/22/2020 (date) by Andrew Wood Bradley.

NOTARY PUBLIC
STATE OF WASHINGTON
MELISSA YOCOM
MY COMMISSION EXPIRES
MARCH 30, 2022
COMMISSION # 197510

Notarial Stamp/Seal

Melissa Yocom
Name: MELISSA YOCOM
NOTARY PUBLIC, State of Washington
My appointment expires March 30, 2022

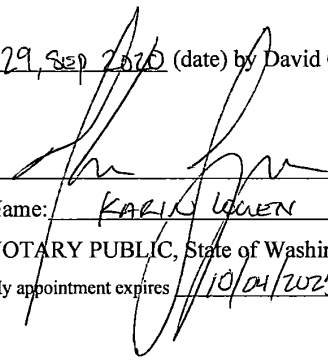

David Capelle Bradley, as his separate property

STATE OF WASHINGTON)
) ss.
COUNTY OF WHATCOM)

This record was acknowledged before me on 29, Sep 2020 (date) by David Capelle Bradley.

Notarial Stamp/Seal




Name: KARIN LOGEN

NOTARY PUBLIC, State of Washington

My appointment expires 10/04/2023

Exhibit A**PARCEL A:**

Tract 19, "PLAT OF ORCHARD BEACH TRACTS," as per plat recorded in the office of the Auditor of Skagit County, Washington in Volume 4 of Plats, page 45, TOGETHER WITH all tidelands of the second class as conveyed by the state of Washington, situate in front of, adjacent to or abutting thereon; EXCEPT mineral rights as reserved by the State of Washington by deeds recorded under Auditor's File Nos. 90941, 91545 and 192740, records of Skagit County.

PARCEL B:

That portion of Government Lot 2 of Section 31, Township 36 North, Range 2 East W.M., described as follows:

Beginning at a point on the high water line of Padilla Bay which is 779 .60 feet North and 186.69 feet East of the Southwest corner of said Lot 2; (the South line of said Lot 2 bears East and West) thence South 25°30' West 184.21 feet; thence North 64°30' West 80 feet, more or less, to the Easterly line of Tract 19 of "PLAT OF ORCHARD BEACH TRACTS", as per plat recorded in the office of the Auditor of Skagit County, Washington, in Volume 4 of Plats, page 45; thence North 20°52' East along the Easterly line of said Tract 19, 173.58 feet to the high water line of Padilla Bay; thence Southeasterly along said high water line to the point of beginning;

TOGETHER WITH all tidelands of the second class as conveyed by the State of Washington, situate in front of adjacent to, or abutting thereon, EXCEPT mineral rights as reserved by the State of Washington by deeds recorded under Auditor's File Nos. 90941, 91545 and 192740, records of Skagit County.

EXCEPT that portion of the above Parcels "A" and "B", if any, lying within the boundaries of that certain tract conveyed to Stephen Dunthorne, et ux, by deed dated August 30, 1951 and recorded October 8, 1951, under Auditor's File No. 466622, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

PARCEL C:

That portion of Government Lot 1, Section 31, Township 36 North, Range 2 East W.M., described as follows:

Beginning on the South line of Tract 19, "PLAT OF ORCHARD BEACH TRACTS", as per plat recorded in Volume 4 of Plats, page 45, records of Skagit County, Washington; thence South 69°08' East 150.0 feet from the Southwest corner thereof; thence South 20°52' West 250.0 feet; thence North 69°08' West 350.0 feet to the Southeasterly line of that certain Tract conveyed to Walter A. Vonnegut by Deed dated October 24, 1946 and recorded November 4, 1946, under Auditor's File no. 397655, records of said County; thence north 59°31'40" East along the Southeasterly line of Vonnegut Tract, a distance of 320.16 feet to the Southwest corner of said Tract 19; thence South 69°08' East along the South line of said Tract 19, 150.0 feet to the Point of Beginning.

Situate in the County of Skagit, State of Washington.

PARCEL D:

A tract of land in Government Lot 1, Section 31, Township 36 North, Range 2 East, W.M., described as follows:

Beginning at a point of beginning on the East line of said Lot 1, 341.58 feet North of the Southeast corner thereof; thence North 1°25'30" East along the East line of said Lot 1, 288.0 feet, more or less, to the Southwesterly line of Lot 19 of "PLAT OF ORCHARD BEACH TRACTS", as per plat recorded in Volume 4 of Plats, page 45, records of Skagit County; thence North 69°08' West along the said Southwesterly line of Lot 19, 82.93 feet; thence South 20° 52' West 250.0 feet; thence Southeasterly 132.0 feet to the Point of Beginning.

Situate in the County of Skagit, State of Washington..

Tax Parcel Nos. P47321; P67731; P67743; P67751

{17588/003/02256520-1}