



202101200049

01/20/2021 09:08 AM Pages: 1 of 4 Fees: \$106.50  
Skagit County Auditor

RETURN INSTRUMENT TO:  
Amy S Heidecker,  
13760 Tibbles Lane  
Anacortes, Washington 98221

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2021-232  
JAN 20 2021

Amount Paid \$ 991.00  
Skagit Co. Treasurer  
By  Deputy

**QUITCLAIM DEED**

(Under Revised Code of Washington § 64.04.050)

P134297

The Grantors, Mark W Tibbles and Sherri S Tibbles, husband and wife, with an address of 13684 A Tibbles Lane, Anacortes, Washington 98221, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, hereby convey and quitclaim unto Richard T Heidecker Jr and Amy S Heidecker, husband and wife, with an address of 13760 Tibbles Lane, Anacortes, Washington 98221, as community property with right of survivorship (collectively, the "Grantees"), all of Grantors' right, title, interest, and claim in or to the real property located in Skagit County, Washington, described as follows (the "Property"):

(1.0000 ac) (DFL-2015) CU TMB #109 AF#802504 1975: LOT 1, TIBBLES SHORT PLAT #PL17-0359, RECORDED UNDER AF#201805030048, BEING A PORTION OF LOT 3 SHORT PLAT#PL00-0677 AF#200212270096 DESCRIBED AS FOLLOWS: THE FOLLOWING DESCRIBED TRACT LYING SOUTHEASTERLY OF A PROJECTED LINE FROM THE SOUTHWEST CORNER OF THE EAST 1/2 OF THE SOUTHEAST 1/4 TO THE NORTHEAST CORNER OF SAID EAST 1/2 OF THE SOUTHEAST 1/4, SECTION 7, TOWNSHIP 34 NORTH, RANGE 2 EAST, W.M., DESCRIBED AS FOLLOWS THAT PORTION OF LOT D SHORT PLAT NO 5-78 APPROVED NOVEMBER 19 1979 AND RECORDED NOVEMBER 19 1979 IN VOLUME 3 OF SHORT PLATS PAGE 11 UNDER AUDITORS FILE NO 7911190060 AND BEING A PORTION OF THE EAST 1/2 OF THE SOUTHEAST 1/4 SECTION 7 TOWNSHIP 34 NORTH RANGE 2 EAST WM DESCRIBED AS FOLLOWS BEGINNING AT A POINT ON THE EAST LINE OF SAID SECTION 7 THAT LIES NORTH 0-36-36 WEST 492.59 FEET FROM THE SOUTHEAST CORNER OF SAID SUBDIVISION THENCE NORTH 88-51-30 WEST 268.71 FEET THENCE NORTH 0-36-36 WEST 4.62 FEET THENCE NORTH 88-51-30 WEST 476.51 FEET THENCE NORTH 0-36-36 WEST 1337.19 FEET THENCE

SOUTH 88-51-30 EAST 745.22 FEET TO THE EAST LINE OF SAID SECTION 7 THENCE SOUTH 0-36-36 EAST 75 FEET ALONG THE EAST LINE OF SAID SECTION 7 TO THE NORTHEAST CORNER OF LOT C OF SHORT PLAT NO 5-78 THENCE NORTH 88-51-30 WEST 476.22 FEET ALONG THE NORTH LINE TO THE NORTHWEST CORNER OF SAID LOT C THENCE SOUTH 0-36-36 EAST 208.10 FEET TO THE SOUTHWEST CORNER OF SAID LOT C THENCE SOUTH 88-51-30 EAST 207.51 FEET ALONG THE SOUTH LINE TO THE NORTHWEST CORNER OF SAID LOT 1 SHORT PLAT NO 90-50 AS RECORDED IN BOOK 9 OF SHORT PLATS PAGE 299 THENCE SOUTH 0-36-36 EAST 417.42 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1 THENCE SOUTH 88-51-30 EAST 268.71 FEET ALONG THE SOUTH LINE OF SAID LOT 1 TO THE EAST LINE OF SAID SECTION 7 THENCE SOUTH 0-36-36 EAST 641.30 FEET ALONG SAID EAST LINE TO THE POINT OF BEGINNING EXCEPTING THEREFROM THE FOLLOWING DESCRIBED TRACT THAT PORTION OF THE SOUTHEAST 1/4 DESCRIBED AS FOLLOWS COMMENCING AT THE EAST 1/4 CORNER OF SECTION 7 THENCE SOUTH 0-36-36 EAST 1517.95 FEET ALONG THE EAST BOUNDARY OF SAID SECTION 7 TO THE SOUTHEAST CORNER OF LOT 1 OF SHORT PLAT NO 90-50 THENCE CONTINUING SOUTH 0-36-36 EAST 223.88 FEET ALONG THE EAST LINE OF SAID SECTION 7 THENCE NORTH 88-51-30 WEST 60 FEET TO THE POINT OF BEGINNING THENCE NORTH 88-51-30 WEST 208.71 FEET THENCE SOUTH 0-36-36 EAST 417.42 FEET THENCE SOUTH 88-51-30 EAST 208.71 FEET THENCE NORTH 0-36-36 WEST 417.42 FEET TO THE POINT OF BEGINNING.

Tax Parcel Number: P134297

TO HAVE AND TO HOLD, together with all and singular appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, lien, interest, and claim whatsoever of Grantors, either in law or equity, to the proper use, benefit, and behalf of the Grantees and Grantees' successors and assigns, forever.

This conveyance is subject to all validly existing easements, rights-of-way, and prescriptive rights, whether or not of record; all other presently recorded and validly existing restrictive covenants and reservations of oil, gas, and other minerals that affect the Property; taxes and assessments for the current year and all subsequent years; and zoning and other governmental regulations.

By signing this Quitclaim Deed, Grantors quitclaim whatever interest Grantors may have in the Property to the Grantees. Neither Grantors nor Grantors' heirs, successors, or assigns will have, claim, or demand any right or title to the Property or any part of it.

Signed by the Grantors, Mark W Tibbles and Sherri S Tibbles, on April 3, 2020.

Mark Tibbles  
Mark W Tibbles

Sherri S. Tibbles  
Sherri S Tibbles

STATE OF WASHINGTON  
COUNTY OF SKAGIT

I certify that I know or have satisfactory evidence that Mark W Tibbles is the person who appeared before me, and said person acknowledged that he signed the Quitclaim Deed and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in the Quitclaim Deed.

Dated: April 3, 2020

[SEAL]



Kathryn DePiro  
Notary Public

My appointment expires: 6/27/2020

STATE OF WASHINGTON  
COUNTY OF SKAGIT

I certify that I know or have satisfactory evidence that Sherri S Tibbles is the person who appeared before me, and said person acknowledged that she signed the Quitclaim Deed and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in the Quitclaim Deed.

Dated: April 3, 2020

[SEAL]



Kathryn Depiro

Notary Public

My appointment expires: 6/27/2020