

RECORDATION REQUESTED BY:  
REGIONAL LENDER CENTER  
675 NORTH FIRST STREET  
SAN JOSE, CA 95112

Send Tax Notices to:  
SHEILA COLYER  
17771 DUNBAR RD  
MOUNT VERNON, WA 98273

**QUITCLAIM DEED**

Real Estate Excise Tax  
Exempt  
Skagit County Treasurer  
By Heather Beauvais  
Affidavit No. 2021-695  
Date 02/18/2021

THE GRANTOR(S)

**SHEILA COLYER, FORMERLY KNOWN AS SHEILA A. ITURRIAGA, HEREIN JOINED BY  
HER SPOUSE RON COLYER JR.**

for and in consideration of \$0.00

in hand paid, conveys and quit claims to **SHEILA COLYER, A MARRIED WOMAN, AS HER  
SOLE AND SEPARATE ESTATE**, the following real estate, situated in the County of SKAGIT, State  
of Washington:

**SECTION 13 TOWNSHIP 34 RANGE 3 PTN GOV. LOT 8 AKA PORTION LOT 1 SHORT PLAT #2487**

**SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF**

Property Address: 17771 DUNBAR RD, MOUNT VERNON, WA 98273

Tax Parcel Number: P21692

Dated: 2-3-2021

*[Signature]*  
SHEILA COLYER F/K/A SHEILA A. ITURRIAGA

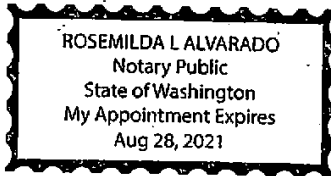
*[Signature]*  
RON COLYER JR.

STATE OF WASHINGTON )  
COUNTY OF Skagit ) SS.

I certify that I know or have satisfactory evidence that SHEILA COLYER F/K/A SHEILA A. ITURRIAGA AND RON COLYER JR., is/are the person(s) who appeared before me, and said person(s) acknowledged that she/he/they signed this instrument and acknowledge it to be a free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: 2/3/2021

(Seal)



*[Signature]*  
Notary name printed or typed:  
Notary Public in and for the State of WA  
Residing at Skagit  
My Appointment Expires: 08/28/2021

This instrument was prepared by  
BRENT DILLE, Attorney at Law  
O/B/O BC LAW FIRM, P.A.  
2010 CATON WAY SW 101  
OLYMPIA, WA 98502

No title search was performed on the subject property by the preparer. The preparer of this deed makes no representation as to the status of the title nor property use or any zoning regulations concerning the described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and/or their agents, no boundary survey was made at the time of this conveyance.

**EXHIBIT "A"**

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON, AND IS DESCRIBED AS FOLLOWS:

LOT 1, SHORT PLAT NO. 21-87, APPROVED DECEMBER 18, 1987, RECORDED 23, 1987 IN BOOK 8 OF SHORT PLATS, PAGE 10, UNDER AUDITOR'S FILE NO. 8712230002, RECORDS OF SKAGIT COUNTY, WASHINGTON, AND BEING A PORTION OF GOVERNMENT LOT 8, SECTION 13, TOWNSHIP 34 NORTH, RANGE 3 EAST, W.M.; EXCEPT THAT PORTION OF LOT 1, SKAGIT COUNTY SHORT PLAT NO. 21-87, APPROVED DECEMBER 18, 1987, AND RECORDED DECEMBER 23, 1987, IN VOLUME 8 OF SHORT PLATS, PAGE 10, BEING A PORTION OF GOVERNMENT LOT 8, SECTION 13, TOWNSHIP 34 NORTH, RANGE 3 EAST, W.M., BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEASTERLY MOST CORNER LOT 1, SKAGIT COUNTY SHORT PLAT NO. 21-87; THENCE WEST 25.00 FEET ALONG THE SOUTH LINE OF SAID LOT 1 TO A SOUTHWEST CORNER THEREOF; THENCE NORTH 0 DEGREES 44'01" WEST 119.97 FEET (CALLED NORTH 0 DEGREE 44' WEST 120.00 FEET ON THE FACE OF SKAGIT COUNTY SHORT PLAT NO. 21-87, RECORDED IN VOLUME 2 OF SHORT PLATS, PAGES 166 AND 167, RECORDS OF SKAGIT COUNTY, WASHINGTON) ALONG THE WEST LINE OF SAID LOT 1 TO THE TRUE POINT OF BEGINNING; THENCE NORTH 19.8 FEET, MORE OR LESS, ALONG A FENCE LINE AS THE SAME IS SHOWN ON THE FACE OF SAID SKAGIT COUNTY SHORT PLAT NO. 21-87 TO THE NORTHEAST CORNER OF SAID FENCE; THENCE WEST ALONG SAID FENCE LINE 85.7 FEET, MORE OR LESS, TO THE WEST LINE OF SAID LOT 1, SKAGIT COUNTY SHORT PLAT NO. 21-87; THENCE SOUTH 0 DEGREE 44'00" EAST 20.1 FEET, MORE OR LESS, ALONG THE WEST LINE OF SAID LOT 1, SHORT PLAT NO. 21-87 TO A SOUTHERLY CORNER THEREOF; THENCE SOUTH 89 DEGREES 58'48" EAST 85.70 FEET (CALLED EAST 85.7 FEET ON SAID SHORT PLAT NO. 21-87 TO THE TRUE POINT OF BEGINNING).

ALSO EXCEPT THAT PORTION OF LOT 1, SKAGIT COUNTY SHORT PLAT NO. 21-87, APPROVED DECEMBER 18, 1987, AND RECORDED DECEMBER 23, 1987 IN VOLUME 8 OF SHORT PLATS, PAGE 10, BEING A PORTION OF GOVERNMENT LOT 8, SECTION 13, TOWNSHIP 34 NORTH, RANGE 3 EAST, W.M., BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEASTERLY MOST CORNER OF SAID LOT 1, SKAGIT COUNTY SHORT PLAT NO. 21-87; THENCE WEST 25.00 FEET ALONG THE SOUTH LINE OF SAID LOT 1 TO A SOUTHWEST CORNER THEREOF; THENCE NORTH 0 DEGREE 44'01" WEST 119.97 FEET (CALLED NORTH 0 DEGREE 44' WEST, 120.00 FEET ON THE FACE OF SKAGIT COUNTY SHORT PLAT NO. 21-87, RECORDED IN VOLUME 2 OF SHORT PLATS, PAGES 166 AND 167, RECORDS OF SKAGIT COUNTY, WASHINGTON) ALONG THE WEST LINE OF SAID LOT 1, SKAGIT COUNTY SHORT PLAT NO. 21-87; THENCE NORTH 89 DEGREE 58'48" WEST 85.70 FEET (CALLED WEST 85.70 FEET ON THE FACE OF SHORT PLAT NO. 21-87) ALONG A SOUTH LINE OF SAID LOT 1, SKAGIT COUNTY SHORT PLAT NO. 21-87 TO A SOUTHWESTERLY CORNER THEREOF; THENCE NORTH 0 DEGREE 44'00" WEST 257.00 FEET ALONG THE WEST LINE OF SAID LOT 1, SKAGIT COUNTY SHORT PLAT NO. 21-87 TO THE TRUE POINT OF BEGINNING; THENCE CONTINUE NORTH 0 DEGREE 44'00" WEST 18.3 FEET, MORE OR LESS, TO AN EXISTING EAST-WEST FENCE LINE AS THE SAME IS SHOWN ON THE FACE OF SAID SKAGIT COUNTY SHORT PLAT NO. 21-87; THENCE WEST 103.0 FEET, MORE OR LESS, ALONG SAID EAST-WEST FENCE LINE TO A THREE WAY FENCE CORNER, (NORTH, SOUTH AND EAST); THENCE SOUTH 20.0 FEET, MORE OR LESS, ALONG SAID FENCE LINE TO A SOUTHERLY LINE OF SAID LOT 1, SKAGIT COUNTY SHORT PLAT NO. 21-87, WEST OF THE TRUE POINT OF BEGINNING; THENCE EAST 103.0 FEET ALONG SAID SOUTHERLY LINE OF LOT 1 TO THE TRUE POINT OF BEGINNING.