

202107230232
07/23/2021 04:09 PM Pages: 1 of 2 Fees: \$104.50
Skagit County Auditor

After recording return to:
Stephen C. Schutt
P.O. Box 1032
Anacortes, WA 982211

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2021-3102
JUL 23 2021

Amount Paid \$ \\
Skagit Co. Treasurer
By *DHJ* Deputy

QUIT CLAIM DEED

Grantor: (Seller): LYNN J. BRESNAN, a married woman, as her separate property
Grantee(s): (Buyer): LORI K. BRESNAN a single woman
Legal Description (abbreviated): Ptn Lot 6, All of Lot 7, Cascade Vista Park
Assessor's Property Tax parcel/Account No: P76367/4155-000-007-0008

THE GRANTOR(S): LYNN J. BRESNAN, a married woman, as her separate property,
of Sedro Woolley, Washington, for and in consideration of a gift for love and affection, releases,
conveys and quit claims to LORI K. BRESNAN, a single woman, **reserving a life estate for**
FRANK A. BRESNAN, SR. and LYNN J. BRESNAN, husband and wife, in the following
described Real Estate:

Attached as "A"

Situated in the County of Skagit, State of Washington.

Dated this 20 day of July, 2021.

Lynn J. Bresnan
LYNN J. BRESNAN, GRANTOR

STATE OF WASHINGTON)
 :SS
COUNTY OF SKAGIT)

I certify that I know or have satisfactory evidence that **Lynn J. Bresnan** is the individual
who appeared before me, and said individual acknowledged that she signed this instrument and
acknowledged it to be her free and voluntary act for the uses and purposes mentioned in the
instrument.

Dated this 20th day of July, 2021.

Shelly L. Ewing
Print Name: Shelly L. Ewing
Notary Public in and for the
State of Washington
My appointment expires: 02-04-22



ATTACHMENT "A"

PARCEL "A":

Lot 7, "CASCADE VISTA PARK," as per plat recorded in Volume 9 of Plats, pages 113 and 114, records of Skagit County, Washington.

Situate in the City of Sedro-Woolley, County of Skagit, State of Washington.

PARCEL "B":

That portion of Lot 6, "CASCADE VISTA PARK," as per plat recorded in Volume 9 of Plats, pages 113 and 114, records of Skagit County, Washington, described as follows:

Beginning at the Northwest corner of said Lot 6;
 thence South 07°02'19" East along the West line thereof, a distance of 152.90 feet;
 thence North 80°23'19" East, a distance of 62.95 feet;
 thence South 10°30'55" East, a distance of 124.98 feet to a point on the curved South line of Lot 6 which is 15.82 feet arc distance Westerly from the Southeast corner of Lot 6;
 thence Easterly along said curve through a central angle of 1°19'15", an arc distance of 15.82 feet to the Southeast corner of Lot 6;
 thence North 14°15'16" West along the East line of Lot 6, a distance of 267.67 feet to the Northeast corner of Lot 6;
 thence North 88°56'29" West along the North line of Lot 6, a distance of 53.09 feet to the Northwest corner of Lot 6 and the point of beginning of this description,

EXCEPT that portion described as follows:

Beginning at a point on the West line of said Lot 6 which lies South 07°02'19" East, a distance of 152.90 feet from the Northwest corner of said Lot 6;
 thence North 80°23'19" East, a distance of 62.95 feet;
 thence North 10°30'55" West a distance of 2.61 feet;
 thence North 80°13'45" East, a distance of 2.86 feet;
 thence North 9°46'15" West, a distance of 46.36 feet;
 thence South 80°13'45" West, a distance of 63.45 feet to the West line of said Lot 6;
 thence South 07°02'19" East along said West line, a distance of 48.85 feet to the point of beginning.

TOGETHER WITH a non-exclusive easement for ingress, egress and utilities described as follows:

Beginning at the Northwest corner of said Lot 6;
 thence South 07°02'19" East along the West line thereof, a distance of 152.90 feet;
 thence North 80°23'19" East, a distance of 62.95 feet to the true point of beginning;
 thence South 10°30'55" East along the East line of said portion of Lot 6, a distance of 124.98 feet to a point on the curved North line of McGarigle Road from which the radius point lies North 12°55'58" West, a distance of 686.20 feet;

thence Westerly along said curve through a central angle of 00°20'55", an arc distance of 4.17 feet;
 thence North 10°36'59" West, a distance of 59.02 feet;
 thence North 18°09'59" West, a distance of 4.44 feet;
 thence North 10°04'06" West, a distance of 24.25 feet;
 thence North 7°13'35" West, a distance of 37.58 feet to a point bearing South 80°23'19" West, a distance of 2.52 feet from the true point of beginning;
 thence North 80°23'19" East, a distance of 2.52 feet to the true point of beginning.

ALSO, TOGETHER WITH a non-exclusive easement for ingress, egress and utilities described as follows:

That portion of Tract 2 above lying Northerly and Easterly of the following described line:

Beginning at a point on the West line of said Lot 6 which lies South 7°02'19" East, a distance of 108.31 feet from the Northwest corner thereof;
 thence North 81°22'35" East, a distance of 34.16 feet;
 thence North 80°14'05" East, a distance of 24.50 feet;
 thence South 9°45'55" East, a distance of 36.35 feet;
 thence South 7°13'35" East, a distance of 7.68 feet to the South line of Tract 2 above and the terminal point of this description.

Situate in the City of Sedro-Woolley, County of Skagit, State of Washington.