



202202250037

02/25/2022 10:50 AM Pages: 1 of 4 Fees: \$206.50  
Skagit County AuditorSKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2022-708

FEB 25 2022

Jim and Judie McCann  
1083 Peterson Rd  
Burlington, WA 98233Amount Paid \$ 0  
By Skagit Co. Treasurer  
Deputy

## Quitclaim Deed

RECORDING REQUESTED BY Joseph R Fox

AND WHEN RECORDED MAIL TO:

Judie & James McCann, Grantee(s)  
1083 Peterson Road  
Burlington Washington 98233Consideration: \$ NONEABBR A Ptn of Tr. 47, Burl. Acreage Property aka Lot 2 Sp#551-06.Assessor's Parcel No.: P129970PREPARED BY: Joe Fox certifies herein that he or she has prepared  
this Deed.Joe Fox  
Signature of PreparerJanuary 25 2022  
Date of PreparationJoseph R Fox  
Printed Name of PreparerTHIS QUITCLAIM DEED, executed on 2-18-2022 in the County of  
Skagit, State of Washingtonby Grantor(s), Joseph R Fox,whose post office address is 1071 Peterson Road Burlington WA 98233to Grantee(s), Judie & James McCann,whose post office address is 1083 Peterson Road Burlington WA 98233WITNESSETH, that the said Grantor(s), Joseph R Fox,  
for good consideration and for the sum of NONE(\$ NONE) paid by the said Grantee(s), the receipt whereof is hereby acknowledged,  
does hereby remise, release and quitclaim unto the said Grantee(s) forever, all the right, title,

interest and claim which the said Grantor(s) have in and to the following described parcel of land, and improvements and appurtenances thereto in the County of Skiagit, State of Washington and more specifically described as set forth in EXHIBIT "A" to this Quitclaim Deed, which is attached hereto and incorporated herein by reference.

**IN WITNESS WHEREOF**, the said Grantor(s) has signed and sealed these presents the day and year first above written. Signed, sealed and delivered in presence of:

**GRANTOR(S):**

Joseph R Fox  
Signature of Grantor

Joseph R Fox  
Print Name of Grantor

Donna Bridgman  
Signature of First Witness to Grantor(s)

Donna Bridgman  
Print Name of First Witness to Grantor(s)

\_\_\_\_\_  
Signature of Second Grantor (if applicable)

\_\_\_\_\_  
Print Name of Second Grantor (if applicable)

\_\_\_\_\_  
Signature of Second Witness to Grantor(s)

\_\_\_\_\_  
Print Name of Second Witness to Grantor(s)

**GRANTEE(S):**

Judie McLenn  
Signature of Grantee

Judie McLenn  
Print Name of Grantee

Donna Bridgman  
Signature of First Witness to Grantee(s)

Donna Bridgman  
Print Name of First Witness to Grantee(s)

James F McLenn  
Signature of Second Grantee (if applicable)

James McLenn  
Print Name of Second Grantee (if applicable)

Donna Bridgman  
Signature of Second Witness to Grantee(s)

Donna Bridgman  
Print Name of Second Witness to Grantee(s)

## NOTARY ACKNOWLEDGMENT

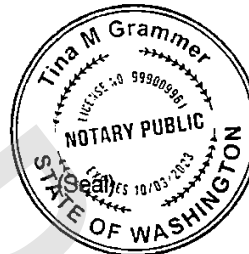
State of WashingtonCounty of SkagitOn 2-18-22, before me, Tina Grammer, a notary public in and for said state, personally appeared, Judie McCann, James McCann, Joe Fox

who are known to me (or proved to me on the basis of satisfactory evidence) to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities, and that by their signatures on the instrument the persons, or the entity upon behalf of which the persons acted, executed the instrument.

WITNESS my hand and official seal.

T. Grammer  
Signature of Notary

Affiant Known \_\_\_\_\_ Produced ID \_\_\_\_\_

Type of ID 9290099961

## LEGAL DESCRIPTION

(.17 AC) DK12 DR19; THAT PORTION OF THE SOUTH 50.00 FEET OF THE BELOW DESCRIBED TRACT 'X', DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF LOT 1, BURLINGTON SHORT PLAT NO. SS-1-06, APPROVED APRIL 4, 2006 AND RECORDED APRIL 4, 2006 UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 200604040098; THENCE SOUTH 87 33'26" EAST ALONG THE NORTH LINE OF SAID LOT 1 OR NORTH LINE EXTENDED FOR A DISTANCE OF 146.45 FEET, MORE OR LESS, TO THE NORTHEAST CORNER LOT 2, SAID SHORT PLAT NO. SS-1-06, ALSO BEING THE SOUTHEAST CORNER OF THE BELOW DESCRIBED TRACT 'X'; THENCE NORTH 1 18'46" EAST ON A NORTHERLY PROJECTION OF THE EAST LINE OF SAID LOT 2 ALSO BEING THE EAST LINE OF SAID BELOW DESCRIBED TRACT 'X' FOR A DISTANCE OF 50.01 FEET, MORE OR LESS, TO A POINT ON THE NORTH LINE OF SAID SOUTH 50.00 FEET OF THE BELOW DESCRIBED TRACT 'X'; THENCE NORTH 87 33'26" WEST ALONG SAID NORTH LINE FOR A DISTANCE OF 147.56 FEET, MORE OR LESS, TO A POINT BEARING NORTH 0 02'45" EAST FROM THE POINT OF BEGINNING; THENCE SOUTH 0 02'45" WEST FOR A DISTANCE OF 50.04 FEET, MORE OR LESS, TO THE POINT OF BEGINNING. TRACT 'X' THE WEST 1/2 OF TRACT 47, 'PLAT OF THE BURLINGTON ACREAGE PROPERTY,' AS PER PLAT RECORDED IN VOLUME 1 OF PLATS, PAGE 49, RECORDS OF SKAGIT COUNTY, WASHINGTON, EXCEPT THE SOUTH 208 FEET THEREOF, AND EXCEPT THE EAST 33 FEET THEREOF. SURVEY AF#200909180029