



202411270192

11/27/2024 12:03 PM Pages: 1 of 7 Fees: \$309.50  
Skagit County Auditor

Return Address:

\_\_\_\_\_

\_\_\_\_\_

Document Title:

Quit Claim Deed

Reference Number (if applicable):

Grantor(s):

☐ additional grantor names on page \_\_\_\_.

1) Maria Francisca Wraspir

2) John L. Wraspir

Grantee(s):

☐ additional grantor names on page \_\_\_\_.

1) Oralia M. Sanchez

2) \_\_\_\_\_

Abbreviated Legal Description:

☐ full legal on page(s) \_\_\_\_.

Ptn of E 157.9 ft of Lot 13, Block 138,

First Add. to Burlington

Assessor Parcel /Tax ID Number:

☐ additional parcel numbers on page \_\_\_\_.

P72408 & P72407

When Recorded Return To:  
Joseph D Bowen, Attorney at Law P.S.  
401 S. 2<sup>nd</sup> Street  
Mount Vernon, WA

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2024 3115  
NOV 27 2024

Amount Paid \$ 61.00  
Skagit Co. Treasurer  
By *LT* Deputy

Grantor: MARIA FRANCISCA WRASPIR and JOHN L. WRASPIR

Grantee: ORALIA M. SANCHEZ

Property Address: 1219 State Route 20, Burlington, WA

Abbreviated Description: That portion of the East 157.9 feet of Lot 13, Block 138, "FIRST ADDITION TO BURLINGTON

Parcel No.: P72408 *E 172407*

### QUIT CLAIM DEED

KNOW ALL BY THESE PRESENTS that the grantors MARIA FRANCISCA WRASPIR and JOHN L. WRASPIR and the marital community comprised thereof; for and in consideration of the sum of \$3,500; now quitclaims and transfers to ORALIA M. SANCHEZ, all interest in the following described real estate:

That portion of the East 157.9 feet of Lot 13, Block 138, "FIRST ADDITION TO BURLINGTON, SKAGIT COUNTY, WASHINGTON", recorded Volume 3 of Plats, Page 11, records of Skagit County; described as follows:

BEGINNING at the Northwest corner of said East 157.9 feet of Lot 13;  
thence South 14°47'03" East, 77.13 feet more or less to the North right-of-way line of State Route 20;

thence South 62°58'28" West, 22.00 feet, along the North right-of-way line of State Route 20; thence North 0°03'28" West, 84.57 feet along the West line to the POINT OF BEGINNING.

Situate in the County of Skagit, State of Washington.

WITNESS OUR HAND THIS 21<sup>st</sup> day of November, 2024.

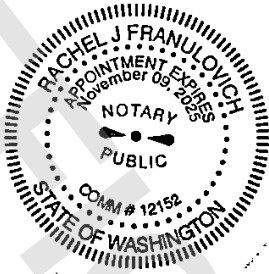
*Maria Francisca Wraspir*  
MARIA FRANCISCA WRASPIR

and

*John L. Wraspir*  
JOHN L. WRASPIR

I certify that I know or have satisfactory proof that on the date set forth above, MARIA FRANCISCA WRASPIR, who is known to me, appeared and voluntarily executed this instrument freely and voluntarily for the uses and purposes expressed herein.

DATED THIS 21<sup>st</sup> day of November, 2024.



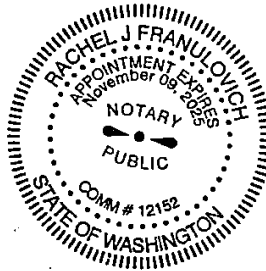
[Signature]  
NOTARY PUBLIC

State of wa

My Commission Expires 11-09-2025

I certify that I know or have satisfactory proof that on the date set forth above, JOHN L. WRASPIR who is known to me, appeared and voluntarily executed this instrument freely and voluntarily for the uses and purposes expressed herein.

DATED THIS 21<sup>st</sup> day of November, 2024.



[Signature]  
NOTARY PUBLIC

State of wa

My Commission Expires 11-09-2025

**Descriptions Before Adjustment**

(Wrspir) P72408:

The East 157.9 feet of Lot 13, Block 138, "FIRST ADDITION TO BURLINGTON, SKAGIT CO., WASH.," as per plat recorded in Volume 3 of Plats, page 11, records of Skagit County, Washington, EXCEPT road and railroad rights of way.

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

(Sanchez) P72407

Lot 12, EXCEPT the West 120 feet thereof, and Lot 13, EXCEPT the East 157.9 feet thereof, in Block 138, "FIRST ADDITION TO BURLINGTON, SKAGIT CO., WASH.," as per plat recorded in Volume 3 of Plats, page 11, records of Skagit County, Washington, EXCEPT road and railroad rights-of-way.

Situate in the City of Burlington, County of Skagit, State of Washington

**Descriptions After Adjustment**

(Wrspir) P72408:

The East 157.9 feet of Lot 13, Block 138, "FIRST ADDITION TO BURLINGTON, SKAGIT CO., WASH.," as per plat recorded in Volume 3 of Plats, page 11, records of Skagit County, Washington, EXCEPT road and railroad rights of way.

AND EXCEPT that portion of the East 157.9 feet of Lot 13, Block 138, "FIRST ADDITION TO BURLINGTON, SKAGIT COUNTY, WASHINGTON", recorded Volume 3 of Plats, Page 11, records of Skagit County; described as follows:

BEGINNING at the Northwest corner of said East 157.9 feet of Lot 13;  
thence South 14°47'03" East, 77.13 feet more or less to the North right-of-way line of State Route 20;  
thence South 62°58'28" West, 22.00 feet, along the North right-of-way line of State Route 20;  
thence North 0°03'28" West, 84.57 feet along the West line to the POINT OF BEGINNING.

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

(Sanchez) P72407

Lot 12, EXCEPT the West 120 feet thereof, and Lot 13, EXCEPT the East 157.9 feet thereof, in Block 138, "FIRST ADDITION TO BURLINGTON, SKAGIT CO., WASH.," as per plat recorded in Volume 3 of Plats, page 11, records of Skagit County, Washington, EXCEPT road and railroad rights-of-way.

TOGETHER WITH that portion of the East 157.9 feet of Lot 13, Block 138, "FIRST ADDITION TO BURLINGTON, SKAGIT COUNTY, WASHINGTON", recorded Volume 3 of Plats, Page 11, records of Skagit County; described as follows:

BEGINNING at the Northwest corner of said East 157.9 feet of Lot 13;  
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thence North 0°03'28" West, 84.57 feet along the West line to the POINT OF BEGINNING.

Situate in the City of Burlington, County of Skagit, State of Washington

BLA Transfer Parcel; P72408 to P72407

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BEGINNING at the Northwest corner of said East 157.9 feet of Lot 13;  
thence South  $14^{\circ}47'03''$  East, 77.13 feet more or less to the North right-of-way line of State Route 20;  
thence South  $62^{\circ}58'28''$  <sup>WEST</sup> East, 22.00 feet, along the North right-of-way line of State Route 20;  
thence North  $0^{\circ}03'28''$  West, 84.57 feet along the West line to the POINT OF BEGINNING.

Situate in the County of Skagit, State of Washington.



Approved for boundary line  
Adjustment only. No other  
development or construction  
Authorized including fencing.

