



202305170058

05/17/2023 03:18 PM Pages: 1 of 8 Fees: \$210.50
Skagit County Auditor

Return Address:

Renee C. Perry
14095 Doser Street
Bow, WA 98232

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2023 - 6525
MAY 17 2023

Amount Paid \$ 649.80
Skagit Co. Treasurer
By LT Deputy

Document Title:

Quit Claim Deed

Reference Number (if applicable): _____

Grantor(s):

☐ additional grantor names on page ____

- 1) Naren M. Schutte
- 2) Kevin G. Plambeck

Grantee(s):

☐ additional grantor names on page ____

- 1) Renee C. Perry
- 2) Thomas C. Perry

Abbreviated Legal Description:

☐ full legal on page(s) ____

Lt 2 Section 33, Township 36 N, Range E. W.M.

Assessor Parcel /Tax ID Number:

☐ additional parcel numbers on page ____

P48591

RECORDING REQUESTED BY:
Renee C. Perry

INSTRUMENT PREPARED BY:
Karen M Schutte
15813 Bow Hill Road
Bow, Washington 98232

RETURN DEED TO:
Renee C. Perry
14095 Doser Street
Bow, Washington 98232

(Above reserved for official use only)

SEND TAX STATEMENTS TO:
Renee C. Perry
14095 Doser Street
Bow, Washington 98232

Tax Parcel ID/APN # P48591 (360333-
0-052-0003)

QUIT CLAIM DEED FOR WASHINGTON

STATE OF WASHINGTON
COUNTY OF SKAGIT

THIS DEED is made this day of May 17, 2023, by and between the "**Grantors**,"

Karen M Schutte , a married individual residing at 15813 Bow Hill Road , Bow,
Washington 98232

Kevin G Plambeck, an unmarried individual residing at P. O. Box 1634, Stanwood,
Washington 98292

AND the "**Grantees**,"

Renee C. Perry, a married individual residing at 14095 Doser Street, Bow, Washington
98232

Thomas C Perry, a married individual residing at 14095 Doser Street, Bow, Washington 98232

FOR VALUABLE CONSIDERATION of the sum of \$40,300.00, the receipt and sufficiency of which is hereby acknowledged, Grantors hereby quitclaim to Grantees and Grantees' heirs and assigns forever, all of Grantors' rights, titles, interests, and claims in or to the following described real estate (the "**Property**"), together with all hereditaments and appurtenances belonging thereto, located in Skagit county, Washington, subject to any restrictions herein:

Property Address: 5682 Smith Road , Bow, Washington 98232

Legal Description: (1.1700 ac) DR 18: DK 4: A TRACT OF LAND IN LOT 2 OF SECTION 33, TOWNSHIP 36 NORTH, RANGE 3 EAST, W.M., DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 20 FEET NORTH OF THE NORTHEAST CORNER OF LOT 1, BLOCK 2, PAT SMITH'S ADDITION TO EDISON, WASHINGTON, ACCORDING TO THE PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 85, RECORDS OF SKAGIT COUNTY, WASHINGTON; THENCE NORTH ALONG THE WEST LINE OF SMITH AVENUE, AS SHOWN ON SAID PLAT, A DISTANCE OF 120 FEET TO THE CENTER LINE OF VACATED EDISON STREET; THENCE WEST ALONG SAID CENTER LINE A DISTANCE OF 75 FEET; THENCE NORTH 130 FEET TO THE CENTER LINE OF THE ALLEY IN BLOCK 3 OF SAID PLAT OF PAT SMITH'S ADDITION TO EDISON; THENCE WEST ALONG SAID CENTER LINE 60 FEET; THENCE NORTH 35 FEET; THENCE WEST PARALLEL WITH THE CENTER LINE OF SAID ALLEY IN BLOCK 3 TO THE MEANDER LINE OF EDISON SLOUGH; THENCE SOUTHERLY ALONG SAID MEANDER LINE TO THE NORTH LINE OF THE ALLEY IN BLOCK 2 OF SAID PLAT; THENCE EAST ALONG THE NORTH LINE OF SAID ALLEY TO THE POINT OF BEGINNING; TOGETHER WITH THAT PORTION OF LOT 3, SHORT PLAT NO. PL05-0612, APPROVED DECEMBER 2, 2005 AND RECORDED DECEMBER 5, 2005, UNDER AUDITOR'S FILE NO. 200512050153, BEING A PORTION OF TRACT 3, SKAGIT COUNTY SHORT PLAT NO. 69-79, APPROVED APRIL 7, 1980 AND RECORDED APRIL 10, 1980 UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 8004100002, ALSO BEING A PORTION OF BLOCK 3, PAT SMITH'S ADDITION TO EDISON, WASHINGTON, RECORDED IN VOLUME 2 OF PLATS, PAGE 85, IN A PORTION OF THE WEST 1/2 OF SECTION 33, TOWNSHIP 36 NORTH, RANGE 3 EAST, W.M. LYING WESTERLY AND SOUTHERLY OF THE FOLLOWING DESCRIBED LINE: BEGINNING AT THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 (EAST 1/4 CORNER) OF SAID SECTION 33, TOWNSHIP 36 NORTH, RANGE 3 EAST, W.M. FROM WHICH THE NORTHEAST CORNER OF SAID NORTHEAST 1/4 BEARS NORTH 0-30-20 EAST A DISTANCE OF 2,652.59 FEET; THENCE SOUTH 76-41-56 WEST FOR A DISTANCE OF 4,617.56 FEET TO THE SOUTHEAST CORNER OF LOT 12, BLOCK 2, SAID PLAT OF PAT SMITH'S ADDITION TO EDISON, WASHINGTON; THENCE NORTH 13-16-18 WEST ALONG THE EAST LINE OF SAID LOT 12 OR SAID LINE EXTENDED FOR A

DISTANCE OF 240.0 FEET TO THE NORTHEAST CORNER OF LOT 1, BLOCK 3, SAID PLAT OF PAT SMITH'S ADDITION TO EDISON, WASHINGTON; THENCE CONTINUE NORTH 13-16-18 WEST FOR A DISTANCE OF 10.0 FEET TO THE CENTERLINE OF THE VACATED ALLEY IN SAID BLOCK 3; THENCE SOUTH 88-53-27 WEST ALONG SAID CENTERLINE OF THE VACATED ALLEY FOR A DISTANCE OF 14.71 FEET, MORE OR LESS, TO THE WESTERLY MARGIN OF SMITH ROAD AS DELINEATED ON THE FACE OF SAID SHORT PLAT NO. PL05-0612, BEING A POINT ON A NON-TANGENT CURVE AND ALSO BEING THE TRUE POINT OF BEGINNING OF SAID LINE; THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT (ALSO BEING THE WESTERLY MARGIN OF SAID SMITH ROAD), CONCAVE TO THE SOUTHWEST, HAVING AN INITIAL TANGENT BEARING OF NORTH 37-55-56 WEST, A RADIUS OF 72.00 FEET, THROUGH A CENTRAL ANGLE OF 9-08-25 AN ARC DISTANCE OF 11.49 FEET TO A POINT OF TANGENCY; THENCE NORTH 47-04-21 WEST FOR A DISTANCE OF 26.71 FEET TO A POINT OF CURVATURE; THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT, CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 206.00 FEET, THROUGH A CENTRAL ANGLE OF 6-54-02 AN ARC DISTANCE OF 24.81 FEET TO THE EASTERLY PROJECTION OF A WIRE FENCE; THENCE LEAVING SAID WESTERLY MARGIN OF SMITH ROAD SOUTH 87-25-18 WEST ALONG SAID WIRE FENCE OR FENCE LINE PROJECTED FOR A DISTANCE OF 309 FEET, MORE OR LESS, TO THE WESTERLY LINE OF SAID LOT 3, SHORT PLAT NO. PL05-0612 AND BEING THE TERMINUS OF SAID LINE. EXCEPT FROM ALL OF THE ABOVE THAT PORTION OF LOT 3, SHORT PLAT NO. PL05-0612, APPROVED DECEMBER 2, 2005 AND RECORDED DECEMBER 5, 2005, UNDER AUDITOR'S FILE NO. 200512050153, BEING A PORTION OF TRACT 3, SKAGIT COUNTY SHORT PLAT NO. 69-79, APPROVED APRIL 7, 1980 AND RECORDED APRIL 10, 1980 UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 8004100002, AND ALSO A PORTION OF PAT SMITH'S ADDITION TO EDISON, WASHINGTON, AS PER PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 85, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 (EAST 1/4 CORNER) OF SAID SECTION 33, TOWNSHIP 36 NORTH, RANGE 3 EAST, W.M. FROM WHICH THE NORTHEAST CORNER OF SAID NORTHEAST 1/4 BEARS NORTH 0-30-20 EAST A DISTANCE OF 2,652.59 FEET; THENCE SOUTH 76-41-56 WEST FOR A DISTANCE OF 4,617.56 FEET TO THE SOUTHEAST CORNER OF LOT 12, BLOCK 2, SAID PLAT OF PAT SMITH'S ADDITION TO EDISON, WASHINGTON; THENCE NORTH 13-16-18 WEST ALONG THE EAST LINE OF SAID LOT 12 AND THE EXTENSION THEREOF FOR A DISTANCE OF 120.0 FEET TO THE CENTERLINE OF VACATED EDISON STREET; THENCE SOUTH 88-53-27 WEST ALONG SAID CENTERLINE OF VACATED EDISON STREET FOR A DISTANCE OF 75.00 FEET TO THE SOUTHERLY EXTENSION OF THE WEST LINE OF LOT 1, BLOCK 3, SAID PLAT OF PAT SMITH'S ADDITION TO EDISON, WASHINGTON AND BEING THE TRUE POINT OF BEGINNING; THENCE NORTH 13-16-18 WEST ALONG SAID WESTERLY LINE OF LOT 1 (OR LINE PROJECTED) FOR A

DISTANCE OF 130.0 FEET, TO THE CENTERLINE OF THE VACATED ALLEY WITHIN SAID BLOCK 3; THENCE NORTH 88-53-27 EAST ALONG SAID CENTERLINE OF THE VACATED ALLEY FOR A DISTANCE OF 66.29 FEET, MORE OR LESS, TO THE WESTERLY RIGHT-OF-WAY MARGIN OF SMITH ROAD AS DELINEATED ON THE FACE OF SAID SHORT PLAT NO. PL05-0612, BEING A POINT ON A NON-TANGENT CURVE; THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT (ALSO BEING THE WESTERLY MARGIN OF SAID SMITH ROAD), CONCAVE TO THE SOUTHWEST, HAVING AN INITIAL TANGENT BEARING OF NORTH 37-55-56 WEST, A RADIUS OF 72.00 FEET, THROUGH A CENTRAL ANGLE OF 9-08-25 AN ARC DISTANCE OF 11.49 FEET TO A POINT OF TANGENCY; THENCE NORTH 47-04-21 WEST FOR A DISTANCE OF 26.71 FEET TO A POINT OF CURVATURE; THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT, CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 206.00 FEET, THROUGH A CENTRAL ANGLE OF 6-54-02 AN ARC DISTANCE OF 24.81 FEET TO THE EASTERLY PROJECTION OF A WIRE FENCE; THENCE LEAVING SAID WESTERLY MARGIN OF SMITH ROAD SOUTH 87-25-18 WEST ALONG SAID WIRE FENCE OR FENCE LINE PROJECTED FOR A DISTANCE OF 309 FEET, MORE OR LESS, TO THE WESTERLY LINE OF SAID LOT 3, SHORT PLAT NO. PL05-0612, ALSO BEING THE WEST LINE OF GOVERNMENT LOT 2, SAID SECTION 33, TOWNSHIP 36 NORTH, RANGE 3 EAST, W.M.; THENCE SOUTHERLY ALONG SAID WESTERLY LINE OF GOVERNMENT LOT 2 TO A POINT BEARING SOUTH 88-53-27 WEST FROM THE TRUE POINT OF BEGINNING; THENCE NORTH 88-53-27 EAST, BEING THE PROJECTED CENTERLINE OF VACATED EDISON STREET, TO THE TRUE POINT OF BEGINNING. SURVEY AF#202111170116

Vesting Information / Property Interest: Community property with rights of survivorship, not as tenants in common.

[SIGNATURE PAGE FOLLOWS]

Signatures

Grantors signed, sealed, and delivered this quit claim deed to Grantees on May 17, 2023
(date).

Grantor (or authorized agent)

x/ Karen M Schutte

Print

Name: Karen M. Schutte

Spousal Acknowledgment:

I, Ronald A. Schutte (name of Karen M
Schutte's spouse), residing atSkagit county
Washingtonacknowledging receipt of sufficient consideration,
hereby waive and release all my rights, title, and
interest, if any, in the above Property unto

Grantee(s).

x/ Ronald A Schutte, Karen M Schutte A.I.F.

Grantor (or authorized agent)

x/ Kevin G Plambeck

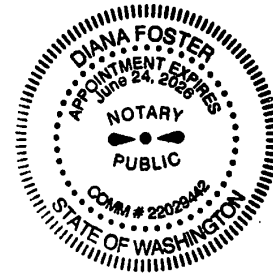
Print

Name: Kevin G. Plambeck

WASHINGTON
COUNTY OF SKAGIT

WITNESS my hand and official seal.

Diana Foster
Notary Public, Washington



NOTARY ACKNOWLEDGMENT

WASHINGTON
COUNTY OF SKAGIT

On 05-17-2023 before me, Diana Foster, personally appeared **Kevin G Plambeck**, personally known to me or proved on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Commission Expires: 06-24-2

Diana Foster
Notary Public, Washington

