



Today's Date: 9/12/2023

Prepared For:

Alana Mey - Brandon Nelson Partners

Prepared by: Elaine Schneider

Subject Property:

Owner Name: Card Family Rev Living Trust

Address: 3931 Bay Lane

Parcel Number: P83609

LAND TITLE & ESCROW

This Customer Service is furnished as a free public service. It is not a result of a Title Search or based on a complete examination of the public records. Land Title Company disclaims any liability as to the sufficiency and/or of the documents described in this profile.

BURLINGTON

P.O. Box 445
111 East George Hopper Rd
Burlington, WA 98233
1.844.878.1519

OAK HARBOR

P.O. Box 1138
901 N.E. Midway Blvd
Oak Harbor, WA 98277
1.800.829.5263

ANACORTES

3010 Commercial Avenue
Anacortes, WA 98221
1.800.870.8571

FREELAND

P.O. Box 129
5595 Harbor Avenue Suite C
Freeland, WA 98249
360.331.4838

STANWOOD/CAMANO ISLAND

P.O. Box 1769
7104 265th NW Suite 101
Stanwood, WA 98292
360.629.9737

After Recording Return To:
Skagit Law Group, PLLC
P. O. Box 336/227 Freeway Drive, Suite B
Mount Vernon, WA 98273



Skagit County Auditor
12/21/2016 Page

1 of

\$74.00
211:31AM

QUITCLAIM DEED

GRANTORS: GARY A. CARD and JUDY M. CARD, husband and wife

GRANTEE: GARY A. CARD and JUDY M. CARD, Trustees of the Card Family Revocable Living Trust adopted in 2001 and amended and restated November 28, 2016

Legal Description:

Abbreviated Form: Lot 37, PLAT OF SEAVIEW DIV. NO. 3

Additional on: Page 1

Assessor's Tax Parcel No: 4511-000-037-0001; P83609

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2016 5747
DEC 21 2016

Amount Paid \$0
Skagit Co. Treasurer
By *man* Deputy

THE UNDERSIGNED GRANTORS, GARY A. CARD and JUDY M. CARD, husband and wife, for and in consideration of the transfer into their revocable living trust and for no monetary consideration, convey and quitclaim to GARY A. CARD and JUDY M. CARD, Trustees of the *Card Family Revocable Living Trust adopted in 2001 and amended and restated November 28, 2016*, all of Grantors' interest in and to the following described real estate, together with all after-acquired title of the Grantor therein, to-wit:

Lot 37, "PLAT OF SEAVIEW DIV. NO. 3", according to the plat thereof, recorded in Volume 14 of Plats, pages 99 and 100, records of Skagit County, Washington.

QUITCLAIM DEED

Situated in the County of Skagit, State of Washington.

SUBJECT TO: Easements, restrictions and reservations of record.

DATED this 16th day of December, 2016.

Gary A. Card
GARY A. CARD

Judy M. Card
JUDY M. CARD

STATE OF WASHINGTON }
COUNTY OF SKAGIT } ss.

I certify that I know or have satisfactory evidence that **GARY A. CARD** and **JUDY M. CARD** are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in the instrument.

GIVEN UNDER MY HAND AND OFFICIAL SEAL this 16th day of December, 2016.

Heather Waldron

Printed Name HEATHER WALDRON
NOTARY PUBLIC in and for the State of Washington
My Commission Expires 3-23-2018



QUITCLAIM DEED



Skagit County Parcel Information

Parcel #: **P83609**
 Site Address: 3931 Bay Lane
 Anacortes WA 98221
 Owner: Card Family Rev Living Trust
 Card, Gary A Trustee
 PO Box 1645
 Anacortes WA 98221
 TwN/Range/Section: 34N / 01E / 15 / NE
 Parcel Size: 0.52 Acres (22,651 SqFt)
 Plat/Subdivision: Seaview Div 03
 Lot: 37
 Block:
 Census Tract/Block: 940300 / 1022
 Waterfront:
 Levy Code: 1485
 Levy Rate: 8.2087
 Assessment Year: 2022
 Total Land Value: \$291,900.00
 Total Impr Value: \$1,739,900.00
 Total Value: \$2,031,800.00



Tax Information

Tax Year	Annual Tax
2023	\$16,796.55
2022	\$14,432.95
2021	\$13,414.05

Legal

(0.5200 ac) LOT 37, PLAT OF SEAVIEW DIV. NO. 3, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 14 OF PLATS, PAGES 99 AND 100, RECORDS OF SKAGIT COUNTY, WASHINGTON.

Land

Land Use: 110 - Household Sfr Outside City	Zoning: RI - Rural Intermediate
Neighborhood: 21FIDALGO	View:
Recreation:	Water: Public
Watershed: Whidbey Island	School District: Anacortes
Primary School:	Middle School:
High School:	

Improvement

Year Built: 2005	Effective Year Built: 2015	Bldg Type: 1 Stry Fin Bsmt
Stories: 1	Bedrooms: 3	Heat: Heat Pump
Finished Area: 4,861	1st Floor: 0 SqFt	2nd Floor: 0 SqFt
Bathrooms: 3.25	Foundation: Hillside - Moderate	Roof Covering: CLAY TILE
Garage SqFt: 2,496 SqFt	Carport: 0 SqFt	Exterior Walls: Shake/Shingle

Transfer Information

Rec. Date: 12/21/2016	Sale Price:	Doc Num: 12210032	Doc Type: Quit Claim
Buyer: CARD FAMILY LIVING TRUST		Seller: CARD GARY A & JUDY M	
Loan Date: 11/30/2009	Loan Amt: \$417,000.00	Doc Num: 11300001	Doc Type: Deed Of Trust
Loan Type:	Finance Type: Conventional	Lender: PEOPLES BK	

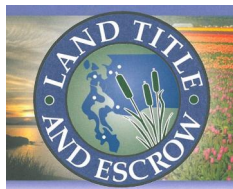
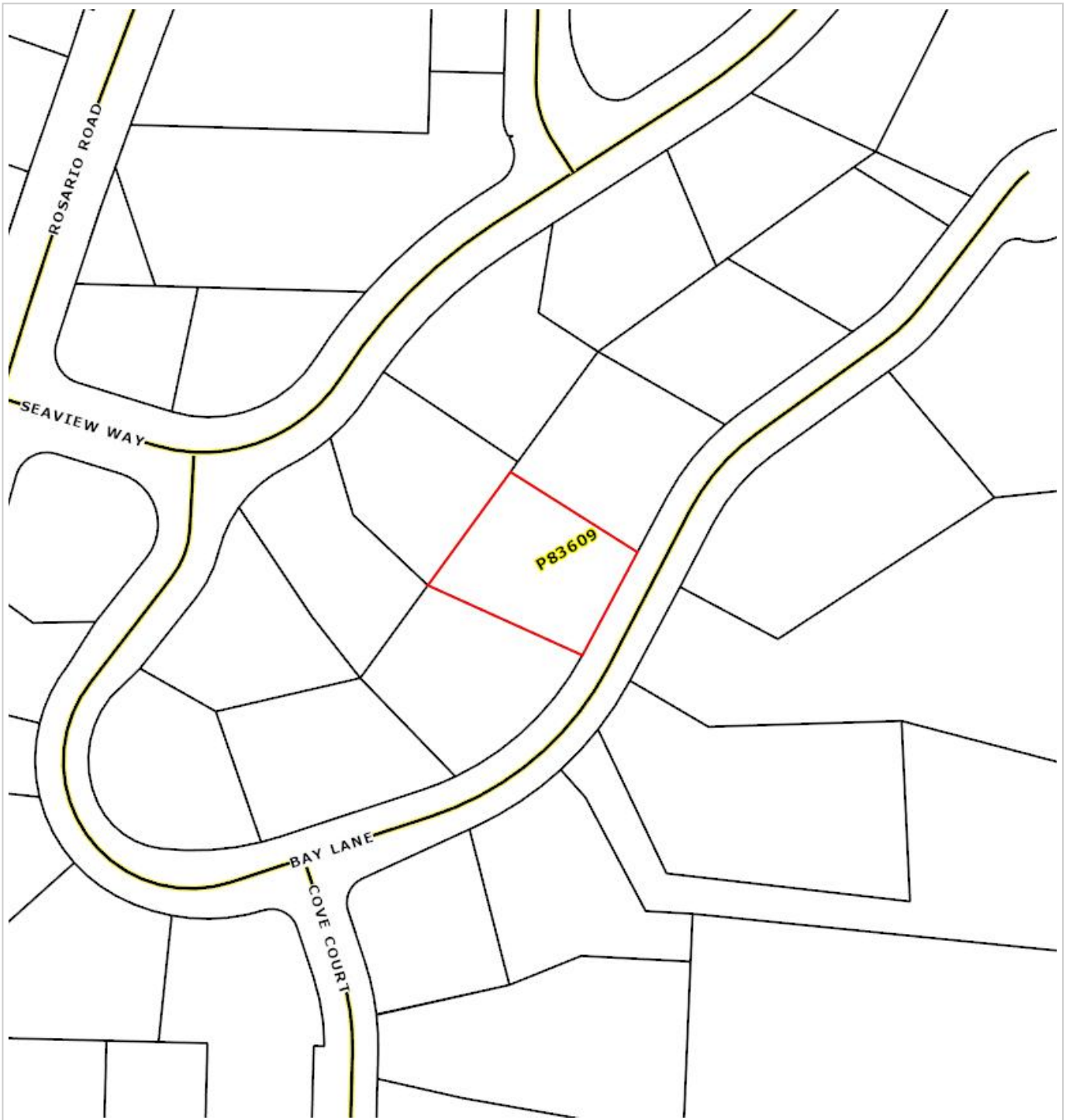
Rec. Date: 07/17/2003	Sale Price: \$217,000.00	Doc Num: 7170091	Doc Type: Deed
Owner: Gary A Card		Grantor: HODGES DAVID W & JULIE H	
Orig. Loan Amt:		Title Co: FIRST AMERICAN TITLE	
Finance Type:	Loan Type:	Lender:	

Sentry Dynamics, Inc. and its customers make no representations, warranties or conditions, express or implied, as to the accuracy or completeness of information contained in this report.



Parcel ID: P83609	Tax Acct:
Site Address: 3931 Bay Lane Anacortes WA 98221	Acreage: 0.52 Acres
Owner: Card Family Rev Living Trust Card, Gary A Trustee	Lot SqFt: 22,651 SqFt
Mail Addr: PO Box 1645 Anacortes WA 98221	Bldg SqFt: 4,861 SqFt
Assessed Value: \$2,031,800.00	Year Built: 2005
Sale Dt: 07/17/2003	Beds: 3
Sale Price: \$217,000.00	Baths: 3.25
Zoning: RI - Rural Intermediate	
Legal: (0.5200 ac) LOT 37, PLAT OF SEAVIEW DIV. NO. 3, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 14 OF PLATS, PAGES 99 AND 100, RECORDS OF SKAGIT COUNTY, WASHINGTON.	

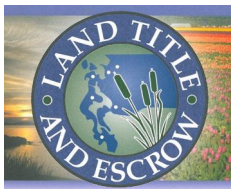
ParcelID Map



Parcel ID: P83609

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Aerial Map



Parcel ID: P83609

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