

Bernal Andersen

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Skagit County Auditor

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DOCUMENT TITLE: QUIT CLAIM DEED

GRANTOR(S): JIM L. ZACHARI^ASEN and KIM T. ZACHARI^ASEN, husband and wife; and DAVID C. HASSELBERG and KAREN M. HASSELBERG, husband and wife

ADDITIONAL GRANTORS ON PAGE ____ OF DOCUMENT.

GRANTEE(S): BERNAL R. ANDERSEN and GAIL M. ANDERSEN, husband and wife

ADDITIONAL GRANTEES ON PAGE ____ OF DOCUMENT.

ABBREVIATED LEGAL DESCRIPTION: Portion of NW ¼ of the SE ¼ of the NE ¼ of the SW ¼ of Section 22 Township 36 N, Range 3 East, W.M.

ADDITIONAL LEGAL DESCRIPTION ON PAGE(S) 3 OF DOCUMENT.

ASSESSOR'S TAX /PARCEL NUMBER(S): ~~360322 4 002 0108, 360322 4 003 0008~~
P48080, P48064, P101399

QUIT CLAIM DEED

THE GRANTORS, JIM L. ZACHARI^ASEN and KIM T. ZACHARI^ASEN, husband and wife, and DAVID C. HASSELBERG and KAREN M. HASSELBERG, husband and wife, for purposes of removing joint tenancy ownership pursuant to the terms of the Last Will and Testament of Christine E. Hasselberg, conveys and quit claims to BERNAL R. ANDERSEN and GAIL M. ANDERSEN, husband and wife, the following-described real estate, situate in the County of Skagit, State of Washington, together with all after-acquired title of the Grantors therein:

See attached legal description.

Exhibit "A"

Gail Marine Anderson

That portion of the Northwest 1/4 of the Southeast 1/4 and of the Northeast 1/4 of the Southwest 1/4 of Section 22, Township 36 North, Range 3 East, W.M. described as follows:

BEGINNING at the Northwest corner of said Northwest 1/4 of the Southeast 1/4 (center of Section 22);
thence South 89°34'13" East 634.00 feet along the North line of said Northwest 1/4 of the Southeast 1/4;
thence South 45°36'24" West, parallel with a line run between the Northeast corner of said Northwest 1/4 of the Southeast 1/4 to the Southwest corner of said Northwest 1/4 of the Southeast 1/4, 1174.88 feet to the toe of the hill which defines the uplands to the Northeast, identified on Skagit County Comprehensive plan dated November 1, 1999 as Rural Reserve (RRV) and the lowlands to the Southwest, identified on Skagit County Comprehensive Plan dated November 1, 1999 as Natural Resource Land (AG-HRL) Agriculture-NRL;
thence along said toe of the hill, also being the land use boundary line as follows, North 66°52'17" West 28.95 feet;
thence North 43°23'01" West 49.86 feet;
thence North 12°45'24" West 137.84 feet;
thence North 7°52'52" East 41.42 feet;
thence North 41°08'40" West 59.17 feet;
thence North 76°34'16" West 57.00 feet;
thence North 80°10'05" West 20.15 feet;
thence North 30°36'18" West 40.69 feet;
thence North 64°26'26" West 64.64 feet;
thence North 81°20'36" West 76.90 feet;
thence North 19°08'20" West 72.80 feet
thence North 64°30'34" East 74.20 feet;
thence North 23°37'20" West 46.76 feet, more or less, to the Northwesternly line of that certain Parcel "B" described on Quit Claim Deed to Gail M. Anderson, Kim T. Zackariasen and David C. Hasselberg, recorded under Skagit County Auditor's File No. 9808260087 and being more particularly shown on that certain record of survey map recorded in Volume 20 of Surveys, pages 141-142, records of Skagit County and bearing South 58°49'33" West from the POINT OF BEGINNING;
thence North 58°49'33" East along said Northwesternly line 626.56 feet, more or less, to the POINT OF BEGINNING.



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SUBJECT TO and TOGETHER WITH a 60.00-foot wide non-exclusive mutually beneficial easement for ingress, egress and utilities described as follows:

A 60.00-foot wide easement for ingress, egress and utilities over, under and across a portion of the Northwest 1/4 of the Southeast 1/4 and a portion of the Northeast 1/4 of the Southwest 1/4 of Section 22, Township 36 North, Range 3 East, W.M., said easement being 30.00 feet right and 30.00 feet left of the following described centerline:

Commencing at the Northwest corner of said Northwest 1/4 of the Southeast 1/4 of said Section 22 (center of section);
thence South 0°25'37" East 1303.90 feet along the West line of said Northwest 1/4 of the Southeast 1/4 to the Southwest corner of said Northwest 1/4 of the Southeast 1/4 of Section 22;
thence North 45°36'24" East 248.72 feet along a line run from said Southwest corner of the Northwest 1/4 of the Southeast 1/4 to the Northeast corner of said Northwest 1/4 of the Southeast 1/4 to the TRUE POINT OF BEGINNING of said centerline;
thence North 19°09'39" West 8.36 feet;
thence North 29°22'51" West 263.33 feet;
thence North 40°28'05" West 218.24 feet;
thence North 34°00'24" West 232.82 feet;
thence North 56°13'26" West 70.68 feet;
thence North 73°49'42" West 267.96 feet;
thence North 61°15'34" West 48.63 feet;
thence North 27°37'35" West 41 feet, more or less, to the Northeasterly line of that certain Parcel B described in Quit Claim Deed to Gail Marine Andersen, Kim T. Zackariasen and David C. Hasselberg, recorded under Skagit County Auditor's File Number 9808260087 and being the terminus of said centerline.

AND ALSO BEING SUBJECT TO and TOGETHER WITH easements, reservations, restrictions, covenants, liens, leases, court causes and other instruments of record.

All being situate in the County of Skagit, State of Washington.

The meridian and subdivision used for this description is based upon that certain Record of Survey map recorded in Volume 20 of Surveys, pages 78 and 79, records of Skagit County, Washington.

Containing 10.5 acres, more or less.



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, Skagit County Auditor

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