

FILED FOR RECORD AT THE
REQUEST OF/RETURN TO:



200205160124

Skagit County Auditor

5/16/2002 Page 1 of 12 12:20PM

QUITCLAIM DEED

Grantor (s) BERT A. HASSELBERG & KARIN^{J. King} HASSELBERG, husband and wife;
MONTE HUGHES & CINDY L. HUGHES, husband and wife;
KAREN J. HASSELBERG, a single woman formerly known as KAREN J.
NICKLES

Grantee (s) BERT A. HASSELBERG & KARIN^{J. King} HASSELBERG, husband and wife;
MONTE HUGHES & CINDY L. HUGHES, husband and wife;
KAREN J. HASSELBERG, a single woman formerly known as KAREN J.
NICKLES

Additional Grantor(s) on page(s)

Additional Grantee(s) on page(s)

Abbreviated Legal: Parcel A Ptn SW $\frac{1}{4}$ of SE $\frac{1}{4}$ of S22, T36N, R3E, W.M.

Parcel B Ptn NW $\frac{1}{4}$ of SE $\frac{1}{4}$ of S22, T36N, R3E, W.M.

Additional Legal on page(s) 1-7, Exhibit A

Assessor's Tax Parcel No's: ~~360322-4-002-0009~~, ~~360322-3-001-0100~~, ~~360322-3-001-0002~~

~~P-48081~~ / ~~P-48082~~

THE GRANTORS, BERT A. HASSELBERG & KARIN^{J. King} HASSELBERG, husband and wife,
MONTE HUGHES & CINDY L. HUGHES, husband and wife, and KAREN J.
HASSELBERG, a single woman formerly known as KAREN J. NICKLES, for the purpose of
partitioning property held by them as tenants in common, pursuant to the terms of the Last Will
and Testament of Christine E. Hasselberg, which is legally described in the attached Exhibit "A",
do hereby make the following conveyances:

CONVEYANCE TO KAREN J. HASSELBERG

BERT A. HASSELBERG & KARIN^{J. King} HASSELBERG, husband and wife, and MONTE
HUGHES & CINDY L. HUGHES, husband and wife, as Grantors, hereby convey and
quitclaim to KAREN J. HASSELBERG, a single woman, as Grantee, the following described
real estate situate in the County of Skagit, State of Washington, together with all after-acquired
title of the Grantors therein:

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

BEGINNING at the Northwest corner of the Northwest 1/4 of the Southeast 1/4 (center of Section 22);
thence South 89°34'13" East, 1331.33 feet along the North line of said Northwest 1/4 of the Southeast 1/4 to the Northeast corner thereof;
thence South 0°35'25" East, 1307.05 feet along the East line of said Northwest 1/4 of the Southeast 1/4 to the Southeast corner thereof;
thence continue South 0°35'25" East along the East line of the Southwest 1/4 of the Southeast 1/4, 237.80 feet to the TRUE POINT OF BEGINNING;
thence continue along said East line South 0°35'25" East, 1069.26 feet to the Southeast corner thereof, also being the Southeast corner of Lot 2, Skagit County Short Plat No. 97-0069, recorded under Skagit County Auditor's File No. 200002040101;
thence North 45°36'36" West, along a line run from the Southeast corner of said Southwest 1/4 of the Southeast 1/4 to the Northwest corner of said Southwest 1/4 of the Southeast 1/4, also being the northeasterly line of said Lot 2, 1097.44 feet;
thence North 13°13'24" West, 297.76 feet;
thence North 50°59'03" West, 185.93 feet;
thence North 45°36'24" East, 60.40 feet;
thence South 50°59'03" East, 222.57 feet to a point bearing North 89°26'15" West from the TRUE POINT OF BEGINNING;
thence South 89°26'15" East, 769.73 feet, more or less, to the TRUE POINT OF BEGINNING.

SUBJECT TO and TOGETHER WITH that certain 60.00-foot 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. recorded under Skagit County Auditor's File No. 9809020069, said easement being 30.00 feet right and 30.00 feet left of the following described centerline:

Commencing at the Southwest corner of the Southeast 1/4 of said Section 22 (South 1/4 corner);
thence North 0°25'37" West 1303.90 along the West line of said Southeast 1/4 of the Southwest 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 to a point hereafter referred to as Point "X" to the TRUE POINT OF BEGINNING of said centerline on a line 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;
thence North 19°09'39" West 8.36 feet;



200205160124
Skagit County Auditor

thence North 29°22'51" West 213.33 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 southeasterly
line of that certain parcel described in Quit Claim Deed to David Allan,
recorded under Skagit County Auditor's File Number 9702050058 and
being the terminus of said centerline.

AND ALSO TOGETHER WITH a 60.00-foot wide non-exclusive
mutually beneficial easement for ingress, egress and utilities over, under
and across portions of the Northwest 1/4 of the Southeast 1/4 and the
Southwest 1/4 of the Southeast 1/4 of said Section 22, Township 36 North,
Range 3 East, W.M., being 30.00 feet right and 30.00 feet left of the
following described centerline:

BEGINNING at the aforementioned Point "X";
thence South 26°31'01" East, 167.10 feet;
thence South 37°49'33" East, 173.45 feet;
thence South 50°59'03" East, 300.00 feet, being the terminus of said
centerline.

ALL OF THE ABOVE 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.

CONVEYANCE TO MONTE HUGHES & CINDY L. HUGHES

BERT A. HASSELBERG & KARIN^{J. King} HASSELBERG, husband and wife, and KAREN J.
HASSELBERG, a single woman, formerly known as KAREN J. NICKLES, as Grantors,
hereby convey and quitclaim to MONTE HUGHES & CINDY L. HUGHES, husband and
wife, as Grantees, the following described real estate situate in the County of Skagit, State of
Washington, together with all after-acquired title of the Grantors therein:

That portion of the Northwest 1/4 of the Southeast 1/4 and of the
Southwest 1/4 of the Southeast 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);



200205160124
Skagit County Auditor

thence South 89°34'13" East, 1331.33 feet along the North line of said Northwest 1/4 of the Southeast 1/4 to the Northeast corner thereof; thence South 0°35'25" East, 459.04 feet along the East line of said Northwest 1/4 of the Southeast 1/4 to the TRUE POINT OF BEGINNING;

thence continue South 0°35'25" East, 848.01 feet along said East line to the Southeast corner thereof; thence continue South 0°35'25" East 237.80 feet along the East line of said Southwest 1/4 of the Southeast 1/4; thence North 89°26'15" West, 769.73 feet; thence North 50°59'03" West, 222.57 feet; thence North 45°36'24" East, 739.60 feet to a point bearing South 43°46'00" West from the TRUE POINT OF BEGINNING; thence North 43°46'00" East, 582.53 feet, more or less, to the TRUE POINT OF BEGINNING.

SUBJECT TO and TOGETHER WITH that certain 60.00-foot 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. recorded under Skagit County Auditor's File No. 9809020069, said easement being 30.00 feet right and 30.00 feet left of the following described centerline:

Commencing at the Southwest corner of the Southeast 1/4 of said Section 22 (South 1/4 corner); thence North 0°25'37" West 1303.90 along the West line of said Southeast 1/4 of the Southwest 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 to a point hereafter referred to as Point "X" to the TRUE POINT OF BEGINNING of said centerline on a line 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; thence North 19°09'39" West 8.36 feet; thence North 29°22'51" West 213.33 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 southeasterly line of that certain parcel described in Quit Claim Deed to David Allan, recorded under Skagit County Auditor's File Number 9702050058 and being the terminus of said centerline.

AND ALSO TOGETHER WITH a 60.00-foot wide non-exclusive



200205160124

Skagit County Auditor

mutually beneficial easement for ingress, egress and utilities over, under and across portions of the Northwest 1/4 of the Southeast 1/4 and the Southwest 1/4 of the Southeast 1/4 of said Section 22, Township 36 North, Range 3 East, W.M., being 30.00 feet right and 30.00 feet left of the following described centerline:

BEGINNING at the aforementioned Point "X";
thence South 26°31'01" East, 167.10 feet;
thence South 37°49'33" East, 173.45 feet;
thence South 50°59'03" East, 300.00 feet, being the terminus of said centerline.

ALL OF THE ABOVE 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.

CONVEYANCE TO BERT A. HASSELBERG & KARIN^{J. King} HASSELBERG

MONTE HUGHES & CINDY L. HUGHES, husband and wife, and KAREN J. HASSELBERG, a single woman, formerly known as KAREN J. NICKLES^{J. King}, as Grantors, hereby convey and quitclaim to BERT A. HASSELBERG & KARIN^{J. King} HASSELBERG, husband and wife, as Grantees, the following described real estate situate in the County of Skagit, State of Washington, together with all after-acquired title of the Grantors therein:

That portion of the Northwest 1/4 of the Southeast 1/4 and of the Southwest 1/4 of the Southeast 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, 1331.33 feet along the North line of said Northwest 1/4 of the Southeast 1/4 to the Northeast corner thereof and being the TRUE POINT OF BEGINNING also being the Northeast corner of that certain parcel described on Quit Claim Deed to Jim L. Zachariasen and Kim T. Zachariasen, husband and wife, recorded under Skagit County Auditor's File No. 2000104040031;
thence South 0°35'25" East, 459.04 feet along the East line of said Northwest 1/4 of the Southeast 1/4;
thence South 43°46'00" West, 582.53 feet;
thence South 45°36'24" West, 800.00 feet;
thence South 50°59'03" East, 185.93 feet;
thence South 13°13'24" East, 297.76 feet, more or less, to a point on a line run between the Southeast corner of said Southwest 1/4 of the Southeast



200205160124

Skagit County Auditor

1/4 to the Northwest corner of said Southwest 1/4 of the Southeast 1/4 also being the northeasterly line of Lot 3, Skagit County Short Plat No. 97-0069, recorded under Skagit County Auditor's File No. 200002040101; thence along said line North 45°36'36" West, 509.25 feet, more or less, to the Southeast line of that certain tract conveyed to Wendell P. Morrison by Deed dated December 16, 1925 and recorded January 11, 1926 in Volume 138 of Deeds, page 445, records of Skagit County, Washington; thence North 33°02'20" East, 51.78 feet, more or less, along the southeasterly line of said Morrison tract to the toe of the hill and the southeasterly corner of said Morrison tract; thence along said toe of the hill, being the easterly line of said Morrison tract as follows:
thence North 60°47'52" West, 47.91 feet;
thence North 3°57'22" West, 76.07 feet;
thence North 16°59'43" West, 74.01 feet, more or less, to the Northeast corner of said Morrison tract;
thence South 89°34'23" West, 143.35 feet, more or less, along the North line of said Morrison tract to a point on a line run from the Southwest corner of said Northwest 1/4 of the Southeast 1/4 to the Northeast corner of said Northwest 1/4 of the Southeast 1/4, also being a point on the southeasterly line of that certain parcel described on Quit Claim Deed to David C. Hasselberg and Karen M. Hasselberg, husband and wife, recorded under Skagit County Auditor's File No. 200012070077 and bearing South 45°36'24" West from the TRUE POINT OF BEGINNING; thence North 45°36'24" West along said southeasterly line, or line extended, 1826.32 feet, more or less, to the TRUE POINT OF BEGINNING.

SUBJECT TO and TOGETHER WITH that certain 60.00-foot 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. recorded under Skagit County Auditor's File No. 9809020069, said easement being 30.00 feet right and 30.00 feet left of the following described centerline:

Commencing at the Southwest corner of the Southeast 1/4 of said Section 22 (South 1/4 corner);
thence North 0°25'37" West 1303.90 along the West line of said Southeast 1/4 of the Southwest 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 to a point hereafter referred to as Point "X" to the TRUE POINT OF BEGINNING of said centerline on a line 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;
thence North 19°09'39" West 8.36 feet;



200205160124

Skagit County Auditor

thence North 29°22'51" West 213.33 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 southeasterly
line of that certain parcel described in Quit Claim Deed to David Allan,
recorded under Skagit County Auditor's File Number 9702050058 and
being the terminus of said centerline.

AND ALSO TOGETHER WITH a 60.00-foot wide non-exclusive
mutually beneficial easement for ingress, egress and utilities over, under
and across portions of the Northwest 1/4 of the Southeast 1/4 and the
Southwest 1/4 of the Southeast 1/4 of said Section 22, Township 36 North,
Range 3 East, W.M., being 30.00 feet right and 30.00 feet left of the
following described centerline:

BEGINNING at the aforementioned Point "X";
thence South 26°31'01" East, 167.10 feet;
thence South 37°49'33" East, 173.45 feet;
thence South 50°59'03" East, 300.00 feet, being the terminus of said
centerline.

ALL OF THE ABOVE 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.

NOTE: THESE TRANSFERS ARE EXEMPT FROM EXCISE TAX PURSUANT TO WAC
458-61-650(2).

This partition revises ownership of those parcels described in that certain document recorded
under Skagit County Auditor's File Number 9808260088.

This partition is not for the purpose of creating an additional building lot.

DATED this 15 day of March, 2002.

Bert A. Hasselberg
BERT A. HASSELBERG

Karin J. King Hasselberg
KARIN HASSELBERG
J. King



200205160124

Skagit County Auditor

Monte Hughes
MONTE HUGHES

Cindy Hughes
CINDY HUGHES

Karen Hasselberg
KAREN HASSELBERG

THE FOREGOING QUIT CLAIM DEED PARTITIONING PROPERTY OWNED
BY TENANTS IN COMMON IS HEREBY APPROVED THIS 18 DAY OF April,
2002.

Skagit County

By Grae Roeder
Its Associate Planner

#2109/#2110/#2111
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

MAY 16 2002

Amount Paid \$
Skagit Co. Treasurer
By [Signature] Deputy



200205160124
Skagit County Auditor

5/16/2002 Page 8 of 12 12:20PM

State of Washington)
) ss
County of Snohomish)


I certify that I know or have satisfactory evidence that BERT A. HASSELBERG is the person who appeared before me and said person acknowledged that he/she signed this instrument and acknowledged it to be his/her free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: March 15, 2002
Sarah B Campbell
(Signature)
NOTARY PUBLIC
Sarah B Campbell
Print Name of Notary
My appointment expires: 1/29/03

State of Washington)
) ss
County of Snohomish)

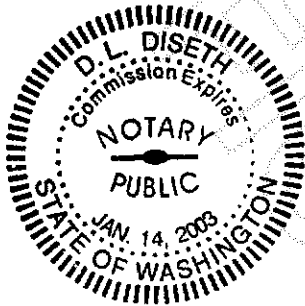
I certify that I know or have satisfactory evidence that ^{J. King}KARIN HASSELBERG is the person who appeared before me and said person acknowledged that he/she signed this instrument and acknowledged it to be his/her free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: March 15, 2002
Sarah B Campbell
(Signature)
NOTARY PUBLIC
Sarah B Campbell
Print Name of Notary
My appointment expires: 1/29/03


200205160124
Skagit County Auditor
5/16/2002 Page 9 of 12 12:20PM

State of Washington)
County of King) ss
Skagit)

I certify that I know or have satisfactory evidence that MONTE HUGHES is the person who appeared before me and said person acknowledged that he/she signed this instrument and acknowledged it to be his/her free and voluntary act for the uses and purposes mentioned in the instrument.



Dated: 3/19/02

[Signature]
(Signature)

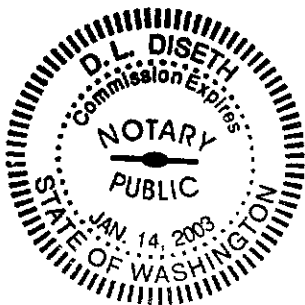
NOTARY PUBLIC
L. H. KNOX

Print Name of Notary

My appointment expires: 1/14/03

State of Washington)
County of King) ss
Skagit)

I certify that I know or have satisfactory evidence that CINDY L. HUGHES is the person who appeared before me and said person acknowledged that he/she signed this instrument and acknowledged it to be his/her free and voluntary act for the uses and purposes mentioned in the instrument.



Dated: 3/19/02

[Signature]
(Signature)

NOTARY PUBLIC
L. H. KNOX

Print Name of Notary

My appointment expires: 1/14/03

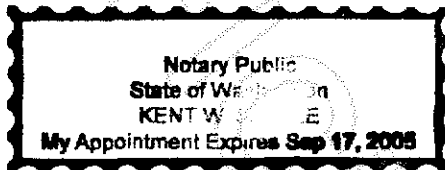


200205160124
Skagit County Auditor

State of Washington)
) ss
County of KING)

I certify that I know or have satisfactory evidence that KAREN J. HASSELBERG is the person who appeared before me and said person acknowledged that he/she signed this instrument and acknowledged it to be his/her free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: MARCH 18 2002



Karen J. Hasselberg
(Signature)

NOTARY PUBLIC

Kent W Skaggs
Print Name of Notary

My appointment expires: 9/17/05



200205160124

Skagit County Auditor

5/16/2002 Page 11 of 12 12:20PM

UNOFFICIAL DOCUMENT



EXHIBIT "A"

LEGAL DESCRIPTION OF PROPERTY OWNED BY TENANTS IN COMMON PRIOR TO
THIS PARTITION

Taken from deed recorded under Skagit County Auditor's File Number 9808260088

Parcel "A":

That portion of the Southwest 1/4 of the Southeast 1/4 of Section 22, Township 36 North, Range 3 East W.M., lying Northeasterly of a line drawn from the Southeast corner of said subdivision to the Northwest corner of said subdivision, and EXCEPT any portion of said premises lying within the boundaries of that certain tract conveyed to Wendell P. Morrison by deed dated December 16, 1925, and recorded January 11, 1926, in Volume 138 of Deeds, page 445, records of Skagit County, Washington, ALSO EXCEPTING roads and railroad rights of way.

Parcel "B":

That portion of the Northwest 1/4 of the Southeast 1/4 of Section 22, Township 36 North, Range 3 East, W.M., lying Southeasterly of a line drawn from the Southwest corner of said subdivision to the Northeast corner of said subdivision, and EXCEPT any portion of said premises lying within the boundaries of that certain tract conveyed to Wendell P. Morrison by deed dated December 16, 1925, and recorded January 11, 1926, in Volume 138 of Deeds, page 445, records of Skagit County, Washington, ALSO EXCEPTING roads and railroad rights of way.

Situate in the County of Skagit, State of Washington.



200205160124

Skagit County Auditor

5/16/2002 Page 12 of 12 12:20PM