

When Recorded Please Return To:  
LAWRENCE A. PIRKLE  
321 West Washington, Suite 300  
Mount Vernon, WA 98273  
(360) 336-6587



201206220027  
Skagit County Auditor

6/22/2012 Page 1 of 5 9:54AM

This space for Recorder's use only

### QUIT CLAIM DEED

**THE GRANTOR**, STEPHEN H. HOAG, ANN M. KOEHLER-CHRISTENSEN, JANICE B. SVENDSEN and RICHARD M. HOAG, JR., Successor Co-Trustees of "THE RICHARD M. HOAG TRUST", Dated January 23, 1996, for and in consideration of distribution of Trust, conveys and quit claims to **GRANTEE**, STEPHEN H. HOAG, a married person as his separate property, as to an undivided one-quarter (1/4) interest, ANN M. KOEHLER-CHRISTENSEN, a married person as her separate property, as to an undivided one-quarter (1/4) interest, RICHARD M. HOAG, JR., a single person, as to an undivided one-quarter (1/4) interest and SVEND G. SVENDSEN and KJERSTI B. LOPEZ, Co-Trustees of the "JANICE B. SVENDSEN IRREVOCABLE TRUST", as to an undivided one-quarter (1/4) interest, the following described real estate, situated in the County of Skagit, State of Washington, together with all after acquired title of the grantor therein.

**Assessor's Parcel No:** P27651 340423-1-004-0003

Ptn W 1/2 of NE 1/4 , 23-34-4 E More Fully described on attached Exhibit "A" incorporated herein by this reference.

**Assessor's Parcel No:** P27655 340423-2-001-0004 P27660, 340423-2-007-0008

P27661 340423-2-007-0107

Ptn Tr. B, Rev. SP 8-79; Ptn E 1/2 of NW 1/4, 23-34-4 E More Fully described on attached Exhibit "A" incorporated herein by this reference.

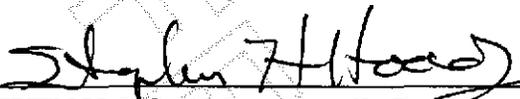
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

20121811  
JUN 22 2012

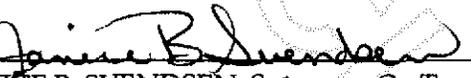
Amount Paid \$ 0  
Skagit Co. Treasurer  
By MG Deputy

Dated 21<sup>st</sup> day of June, 2012

**THE RICHARD M. HOAG TRUST, Dated January 23, 1996**

By:   
STEPHEN H. HOAG, Successor Co-Trustee

By:   
ANN M. KOEHLER-CHRISTENSEN, Successor Co-Trustee

By:   
JANICE B. SVENDSEN, Successor Co-Trustee

By:   
RICHARD M. HOAG, JR., Successor Co-Trustee

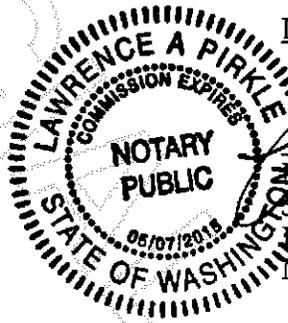


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Skagit County Auditor

STATE OF WASHINGTON )  
 )  
COUNTY OF SKAGIT ) SS

I certify that I know or have satisfactory evidence that STEPHEN H. HOAG is the individual who appeared before me and said individual acknowledged that he signed this instrument, on oath stated that he is authorized to execute the instrument and acknowledged it as the Co-Trustee of THE RICHARD M. HOAG TRUST, Dated January 23, 1996, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

GIVEN under my hand and official seal this 21<sup>st</sup> day of June, 2012.



LAWRENCE A. PIRKLE  
[Signature]  
NOTARY PUBLIC in and for the  
State of Washington  
Residing at Mount Vernon  
My Commission Expires: 5/7/15

STATE OF WASHINGTON )  
 )  
COUNTY OF SKAGIT ) SS

I certify that I know or have satisfactory evidence that ANN M. KOEHLER-CHRISTENSEN is the individual who appeared before me and said individual acknowledged that she signed this instrument, on oath stated that she is authorized to execute the instrument and acknowledged it as the Co-Trustee of THE RICHARD M. HOAG TRUST, Dated January 23, 1996, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

GIVEN under my hand and official seal this 21<sup>st</sup> day of June, 2012.



LAWRENCE A. PIRKLE  
[Signature]  
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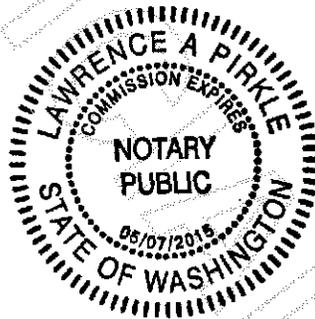


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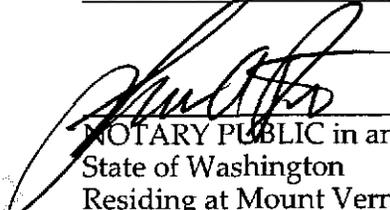
STATE OF WASHINGTON )  
 )  
COUNTY OF SKAGIT ) SS

I certify that I know or have satisfactory evidence that JANICE B. SVENDSEN is the individual who appeared before me and said individual acknowledged that she signed this instrument, on oath stated that she is authorized to execute the instrument and acknowledged it as the Co-Trustee of THE RICHARD M. HOAG TRUST, Dated January 23, 1996, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

GIVEN under my hand and official seal this 21<sup>st</sup> day of June, 2012.



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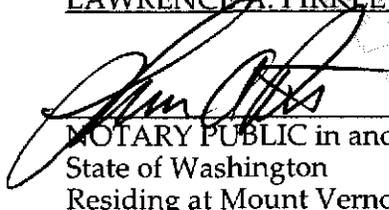
STATE OF WASHINGTON )  
 )  
COUNTY OF SKAGIT ) SS

I certify that I know or have satisfactory evidence that RICHARD M. HOAG, JR. is the individual who appeared before me and said individual acknowledged that he signed this instrument, on oath stated that he is authorized to execute the instrument and acknowledged it as the Co-Trustee of THE RICHARD M. HOAG TRUST, Dated January 23, 1996, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

GIVEN under my hand and official seal this 21<sup>st</sup> day of June, 2012.



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**EXHIBIT "A"**

PARCEL "A":

That portion of the West  $\frac{1}{2}$  of the Northeast  $\frac{1}{4}$  of Section 23, Township 34 North, Range 4 East, W.M., lying Westerly of the Big Lake-Clear Lake County Road and lying North of a line drawn due East from a point on the West line of the Southwest  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of said Section, that is 833.36 feet North of the Southwest corner thereof.

Situate in the County of Skagit, State of Washington.

PARCEL "B":

Lots A and B, Revised Short Plat No. 8-79, approved February 15, 1979 and recorded February 15, 1979 in Book 3 of Short Plats, page 71, under Auditor's File No. 896771; being a portion of the East  $\frac{1}{2}$  of the Northwest  $\frac{1}{4}$  and a portion of the Northeast  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$ , Section 23, Township 34 North, Range 4 East, W.M.,

EXCEPT that portion of Lot B conveyed to Skagit Land Trust by deed recorded January 3, 1996, under Auditor's File No. 9601030052, described as follows:

Beginning at the Northwest corner of said Tract "B", which is also the Northwest corner of said subdivision;  
thence South  $1^{\circ}31'29''$  West along the West line of said Tract "B", a distance of 340.05 feet;  
thence South  $56^{\circ}43'17''$  East, a distance of 397.23 feet;  
thence North  $89^{\circ}59'47''$  East, a distance of 850.03 feet;  
thence North  $0^{\circ}00'00''$  East, a distance of 256.71 feet, more or less, to the Southwesterly right of way line of State Highway No. 9;  
thence Northwesterly along said right of way line, a distance of 345.99 feet, more or less, to the North line of said Tract "B";  
thence North  $88^{\circ}36'27''$  West, a distance of 967.22 feet, more or less, to the point of beginning,

ALSO EXCEPT that portion of Lot B conveyed to Merle L. Eells and Sylvia L. Pratt, husband and wife, by deed recorded November 5, 1999, under Auditor's File No. 199911050064, described as that portion of said Lot B lying within the Northeast  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of said Section 23.

Situate in the County of Skagit, State of Washington.



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