

Skagit County Auditor  
11/15/2013 Page

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\$75.00  
4 12:30PM

Prepared By:  
Curphey & Badger Law  
Andrea McChargue  
28100 US Highway 19 N, Suite 300  
Clearwater, Florida 33761

Return to and mail tax statements to:  
Dawn M. Johnson  
30969 Lyman Hamilton Highway  
Sedro Woolley, WA 98284

Property Tax ID#: P41613 AND 350618-1-001-0000  
File #: ATG-1204351

## QUIT CLAIM DEED

Made this 13 day of Sept, 2013, by and between DAWN M. JOHNSON, f/k/a DAWN MELTON, who acquired title as DAWN M. RONK, and her former spouse, BRYAN R. RONK, whose post office address is 30969 Lyman Hamilton Highway, Sedro Woolley, WA 98284, first parties, Grantors; and DAWN M. JOHNSON, a married woman, as her separate estate, whose post office address is 30969 Lyman Hamilton Highway, Sedro Woolley, WA 98284, second party, Grantee;

Witnesseth, that said first parties for in consideration of the sum of ZERO (\$0.00) DOLLARS, and other good and valuable considerations in hand paid by second party the receipt whereof is hereby acknowledged, do hereby remise, release and quitclaim unto the said second party forever, all the right, title, interest, claim and demand which the said first parties have in and to the following described lot, piece or parcel of land, situate, lying and being in Skagit County, Washington to-wit:

S 17, T 3 S, R 6, PIN, NWNW + S 18, T 3 S, R 6,  
SEE COMPLETE LEGAL ATTACHED AS EXHIBIT "A" PTN. NENE

Parcel ID: P41613 AND 350618-1-001-0000  
Commonly known as 30969 Lyman Hamilton Highway, Sedro Woolley, WA 98284

To have and to hold the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said first parties, either in law or in equity, to the only proper use, benefit and behalf of the said second party forever.

IN WITNESS WHEREOF, first parties have hereunto set their hands and seals the day and year first written above.

DAWN M. JOHNSON, f/k/a DAWN MELTON

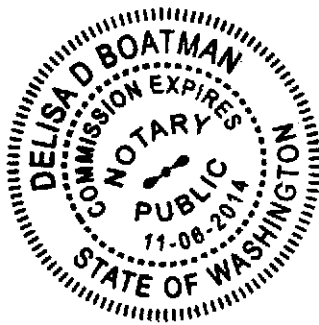
STATE OF Washington

COUNTY OF Whatcom

The foregoing instrument was hereby acknowledged before me this 13<sup>th</sup> day of September 2013, by DAWN M. JOHNSON, f/k/a DAWN MELTON, whose name is personally known to me or who has produced driver's license as identification, and who has signed this instrument willingly.

Delisa D Boatman  
Notary Public

My commission expires: 11/6/2014



20134619  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

NOV 15 2013

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



201311150061

Skagit County Auditor

\$75.00

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4 12:30PM

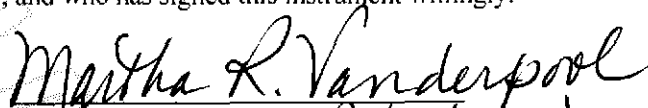
IN WITNESS WHEREOF, first parties have hereunto set their hands and seals the day and year first written above.

  
BRYAN R. RONK

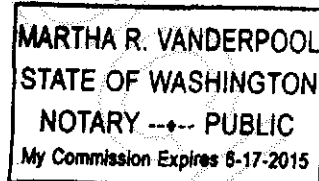
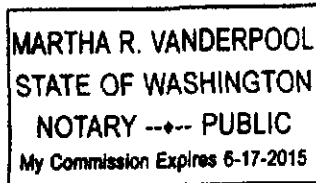
STATE OF WASHINGTON

COUNTY OF SNOHOMISH

The foregoing instrument was hereby acknowledged before me this 17<sup>th</sup> day of SEPTEMBER 2013, by BRYAN R. RONK, ~~whose name is personally known to me or~~ who has produced WA Driver's License, as identification, and who has signed this instrument willingly.

  
Notary Public Martha R. Vanderpool  
My commission expires: 6-17-2015

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantors/Grantee and/or their agents; no boundary survey was made at the time of this conveyance.



201311150061

**Exhibit A**

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF SKAGIT, STATE OF Washington, AND IS DESCRIBED AS FOLLOWS:

THAT PORTION OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 35 NORTH, RANGE 6 EAST OF W.M., AND THE EAST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 35 NORTH, RANGE 6 EAST OF W.M., DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 18; THENCE NORTH 01°52'40" EAST ALONG THE EAST LINE THEREOF, A DISTANCE OF 24.43 FEET TO THE NORTH LINE OF LYMAN-HAMILTON HIGHWAY AND THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUING NORTH 01°52'40" EAST, A DISTANCE OF 142.24 FEET; THENCE SOUTH 87°25'08" EAST, A DISTANCE OF 0.48 FEET TO A FENCE LINE; THENCE NORTH 00°02'17" EAST ALONG SAID FENCE LINE, A DISTANCE OF 33.49 FEET WHICH POINT IS APPROXIMATELY 0.6 FEET WEST OF THE EAST LINE OF SAID SECTION 18; THENCE NORTH 03°02'56" EAST ALONG SAID FENCE LINE, A DISTANCE OF 76.99 FEET WHICH POINT IS APPROXIMATELY 1 FOOT EAST OF THE EAST LINE OF SAID SECTION 18; THENCE NORTH 00°39'46" EAST ALONG SAID FENCE LINE, A DISTANCE OF 145.68 FEET WHICH POINT IS APPROXIMATELY 2 FEET WEST OF THE EAST LINE OF SECTION 18; THENCE NORTH 85°14'50" WEST PARALLEL WITH THE SOUTH LINE OF HIGHWAY 20, A DISTANCE OF 502.83 FEET; THENCE SOUTH 01°52'40" WEST PARALLEL WITH THE EAST LINE OF SAID SECTION 18, A DISTANCE OF 468.86 FEET TO THE NORTH LINE OF LYMAN-HAMILTON HIGHWAY; THENCE NORTH 86°16'40" EAST ALONG SAID NORTH LINE, A DISTANCE OF 306.15 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 4870 FEET; THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 02°21'20", AND AN ARC LENGTH OF 200.22 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION.

EXCEPT THAT PORTION DEEDED TO PUGET SOUND AND BAKER RIVER RAILROAD COMPANY BY DEED RECORDED JULY 30, 1907, UNDER AUDITOR'S FILE NO. 63375.

ALSO EXCEPT THAT PORTION CONVEYED TO THE STATE OF WASHINGTON FOR HIGHWAY PURPOSES BY DEED RECORDED APRIL 24, 1958, UNDER AUDITOR'S FILE NO. 564479.

SITUATE IN SKAGIT COUNTY, WASHINGTON.

Parcel ID: P41613 AND 350618-1-001-0000

Commonly known as 30969 Lyman Hamilton Highway, Sedro Woolley, WA 98284  
However, by showing this address no additional coverage is provided

ABBREVIATED LEGAL: S 17, T 35, R 6, PIN. NW NW AND S 18, T 35, R 6, PTN: NENE

