



201410070040

**WHEN RECORDED RETURN TO:**Kim A. Nelson & Zilan Nelson1/16 Sunset DrBurlington WA 98233

Skagit County Auditor

\$74.00

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3 12:02PM

LAND TITLE  
#149901-0**QUIT CLAIM DEED**GRANTOR: KIM A. NELSON, also known as KIM NELSON, a  
married individual as his separate estate,GRANTEES: KIM A. NELSON and ZILAN NELSON,  
husband and wife, as joint tenants with right of  
survivorship

LAND TITLE OF SKAGIT COUNTY

Legal Desc. (abbre): PTN E 1/2 OF THE W 1/2 TR. 55, PLAT OF BURL. AC.

Additional legal(s) on page 1

Assessor's Tax Parcel ID Number: P62678

Reference Nos. of Documents Released or Assigned: \_\_\_\_\_

Dated: 9/16/14

GRANTOR, KIM A. NELSON, also known as KIM NELSON, as his separate estate, for and in consideration of transfer from one spouse to the other to establish a joint tenancy with the right of survivorship, and for consideration acknowledged and received, conveys and quit claims to KIM A. NELSON and ZILAN NELSON, husband and wife, the following described real estate, situated in the County of Skagit, State of Washington, including any interest therein which Grantor may hereafter acquire:

THAT PORTION OF THE EAST 1/2 OF THE WEST 1/2 OF TRACT 55, "PLAT OF THE BURLINGTON ACREAGE PROPERTY," AS PER PLAT RECORDED IN VOLUME 1 OF PLATS, PAGE 49, RECORDS OF SKAGIT COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID EAST 1/2 OF THE WEST 1/2 OF TRACT 55; THENCE NORTH 0 DEG 05' 30" WEST ALONG THE EAST LINE OF THE WEST 1/2 OF TRACT 55, A DISTANCE OF 500.00 FEET TO THE CENTERLINE OF A 50 FOOT STREET NAMED SUNSET DRIVE, AS PER PLAT OF "WALNUT GROVE ADDITION TO BURLINGTON, SKAGIT COUNTY, WASHINGTON", AS PER PLAT RECORDED IN VOLUME 7 OF PLATS, PAGE 94, RECORDS OF SKAGIT COUNTY, WASHINGTON, SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE SOUTH 89 DEG 24 '20" WEST ON A PROJECTION OF SAID STREET CENTERLINE

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SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX20143755  
OCT 07 2014Amount Paid \$ 0  
Skagit Co. Treasurer  
By HTB Deputy

PROJECTED WESTERLY A DISTANCE OF 66.0 FEET; THENCE SOUTH 0 DEG 05' 30" EAST A DISTANCE OF 168.63 FEET; THENCE NORTH 89 DEG 29' 10" EAST A DISTANCE OF 66.0 FEET; THENCE NORTH 0 DEG 05' 30" WEST A DISTANCE OF 158.72 FEET TO THE TRUE POINT OF BEGINNING. SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

Commonly known as: 1716 Sunset Drive, Burlington, Washington 98233

Prior reference: Julie Nelson, Grantor to Kim Nelson, a married person as his separate Estate, Grantee, by deed dated 12/01/05, recorded 01/12/2006 as Instrument No. 200601120002 in the land records of Skagit County, WA.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 19 day of Sept., 2014.

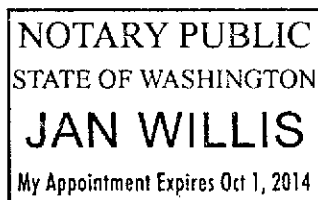
Kim A Nelson  
KIM A. NELSON  
also known as KIM NELSON

STATE OF WASHINGTON

COUNTY OF Skagit ) ss.

On this 16 day of September, 2014, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared KIM A. NELSON, also known as KIM NELSON, known to be the individual described in and who executed the foregoing instrument, and acknowledged to me that she signed and sealed the said instrument as her free and voluntary act and deed for the uses and purposes therein mentioned.

Witness my hand and official seal hereto affixed the day and year in this certificate above written.



Jan Willis  
Print Name: Jan Willis  
NOTARY PUBLIC in and for the State of  
Washington.  
My commission expires: 10-1-14

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**Schedule "A-1"**

**149901-O**

**DESCRIPTION:**

That portion of the East ½ of the West ½ of Tract 55, "PLAT OF THE BURLINGTON ACREAGE PROPERTY," as per plat recorded in Volume 1 of Plats, page 49, records of Skagit County, Washington, described as follows:

Beginning at the Southeast corner of said East ½ of the West ½ of Tract 55;  
thence North 0°05'30" West along the East line of the West ½ of Tract 55, a distance of 500.00 feet to the centerline of a 50 foot street named Sunset Drive, as per Plat of "WALNUT GROVE ADDITION TO BURLINGTON, SKAGIT COUNTY, WASHINGTON", as per plat recorded in Volume 7 of Plats, page 94, records of Skagit County, Washington, said point being the true point of beginning;  
thence South 89°24'20" West on a projection of said street centerline projected Westerly a distance of 66.0 feet;  
thence South 0°05'30" East a distance of 168.63 feet;  
thence North 89°29'10" East a distance of 66.0 feet;  
thence North 0°05'30" West a distance of 168.72 feet to the true point of beginning.

Situate in the County of Skagit, State of Washington.



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