

When recorded return to:

Sarah M. Brannfors  
5139 Tenneson Rd  
Sedro Woolley WA 98284



201411070054

Skagit County Auditor

\$74.00

11/7/2014 Page

1 of

3 1:46PM

Filed for Record at Request of  
Guardian Northwest Title  
Escrow Number: 108107

GUARDIAN NORTHWEST TITLE CO.  
**QUIT CLAIM DEED**

108107-2

**Abbreviated Legal:**

Section 31, Township 36 North, Range 5 East; Ptn. of NE ¼ (Tracts 10 and 11, Survey 800321)  
THE GRANTOR Sarah M. Brannfors WIFE OF HANS E. BRANNFORS for and in consideration of establish separate property conveys and quit claims to Hans E. Brannfors, a married man as his separate estate the following described real estate, situated in the County of Skagit State of Washington, together with all after acquired title of the Grantors therein:

**PARCEL "A":**

That portion of the Northeast ¼ of Section 31, Township 36 North, Range 5 East, W.M., more particularly described as follows:

Beginning at the Northeast corner of said subdivision; thence North 87°20'58" West along the North line thereof, a distance of 1322.0 feet; thence South 1°08'36" West, a distance of 330.00 feet; thence South 87°20'58" East, a distance of 1322.0 feet to the East line of said subdivision; thence North 1°08'36" East along said East line, a distance of 330.00 feet to the point of beginning; EXCEPTING the East 661 feet thereof as conveyed to Tract L. Skeels and Jill S. Skeels, husband and wife, by deed recorded March 27, 1992 as Auditor's File No. 9203270110. (Also known as Tract 10 of Survey recorded under Auditor's File No. 800321, in Volume 1 of Surveys, page 52, records of Skagit County, Washington.)

TOGETHER WITH a non-exclusive easement for ingress, egress and utilities, 60 feet in width, the centerline of which is described as follows:

Commencing at the existing monument of the Southwest corner of the Northeast ¼ of Section 31, Township 36 North, Range 5 East, W.M.; thence South 88°01'15" East along the South line of said Northeast ¼, a distance of 1314.37 feet to the Southwest corner of the Southeast ¼ of said Northeast ¼; thence continue South 88°01'15" East along said South line, a distance of 8.44 feet; thence North 11°44'52" East 20.29 feet to the true point of beginning, said point being on the North margin of the county road (Fruitdale Road); thence continue North 11°44'52" East along said centerline, a distance of 1572.80 feet to a point hereinafter referred to as Point "X"; thence North 87°20'58" West along said centerline, a distance of 309.03 feet; thence North 01°08'36" East along said centerline, a distance of 690.00 feet, said point being the terminal point for the centerline of this easement. ALSO beginning at Point "X"; thence South 87°20'58" East along said centerline, a distance of 711.74 feet; thence North 01°08'36" East along said centerline, a distance of 30.00 feet; thence North 37°31'59" West along said centerline, a distance of 131.62 feet; thence North 87°20'58" West along said centerline, a distance of 117.95 feet; thence North 2°20'44" West along said centerline, a distance of 390.74 feet; thence North 52°46'31" East along said centerline, a distance of 276.66 feet, said point being the terminal point for the centerline of this easement, the end of said easement being a line running South 87°20'58" East and North 87°20'58" West from said terminal point.

**PARCEL "B":**

Tax Parcel Number(s): P51179, 360531-1-003-1009, P51193, 360531-1-004-0703

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
20144220

NOV 07 2014

LPB-12

Amount Paid \$6  
Skagit Co. Treasurer  
By mm Deputy

Tract 11 of that certain survey of a portion of Section 31, Township 36 North, Range 5 East, W.M., recorded May 6, 1974, under Auditor's File No. 800321 in Volume 1 of Surveys, page 52, records of Skagit County, Washington. TOGETHER WITH a non-exclusive easement for ingress, egress and utilities over and across those certain strips of land designated for such purposes on the face of that survey recorded May 6, 1974 in Volume 1 of Surveys, page 52, under Auditor's File No. 800321.



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\$74.00  
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Dated:

11-5-14

State of Washington  
County of Skagit

SS:

Sarah M. Brannfors

I certify that I know or have satisfactory evidence that the person who appeared before me, and said person acknowledge that she signed this instrument and acknowledge it to be her free and voluntary act for the uses and purposes mentioned in this instrument.

Dated:

11-5-14

Katie Hickok

Katie Hickok

Notary Public in and for the State of Washington

Residing at: Mt Vernon

My appointment expires: 1/07/2015

