

When recorded return to:

Jason Graham
18585 Beaver Marsh Road
Mount Vernon, WA 98273



Skagit County Auditor

9/1/2016 Page

1 of

2

\$74.00

1:25PM

Filed for Record at Request of
Land Title and Escrow
Escrow Number: 156105-OE ✓

Grantor: Kelly Ann Graham
Grantee: Jason Graham

Land Title and Escrow

QUIT CLAIM DEED

THE GRANTOR KELLY ANN GRAHAM, SPOUSE OF GRANTEE for and in consideration of WAC#458-61A-203(1) to Create separate property conveys and quit claims to JASON GRAHAM A MARRIED MAN AS HIS SEPARATE PROPERTY, the following described real estate, situated in the County of Skagit State of Washington, together with all after acquired title of the Grantor therein:

Abbreviated Legal: Lot 2, SP PL05-0258 & Ptn NE 1/4 Of SW 1/4, 22-36-3 E W.M.

SEE ATTACHED EXHIBIT "A" FOR FULL LEGAL DESCRIPTION

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2016384
SEP 01 2016

Tax Parcel Number(s): 360322-0-002-0400, P123888

Dated: 8/31/2016

Amount Paid \$
Skagit Co. Treasurer
By Deputy

Kelly Ann Graham

State of Washington }
County of Skagit } SS:

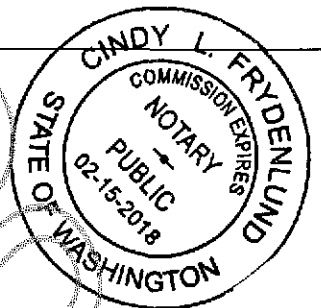
I certify that I know or have satisfactory evidence that Kelly Ann Graham the person(s) who appeared before me, and said person(s) acknowledged that she signed this instrument and acknowledge it to Be her free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 8/31/16

Notary Public in and for the State of Washington

Residing at: Mt Vernon

My appointment expires: 2-15-18



DESCRIPTION:

Lot 2 of Short Plat No. PL05-0258, approved January 5, 2006, and recorded January 6, 2006, under Auditor's File No. 200601060080, records of Skagit County, Washington, and being a portion of the Northeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 22, Township 36 North, Range 3 East, W.M., EXCEPT that portion lying within the as built and existing Flinn Street.

TOGETHER WITH that portion of the Southwest $\frac{1}{4}$ of Section 22, Township 36 North, Range 3 East, W.M., lying Northerly of the following described line and Southeasterly of the Southeasterly line of Lot 2, Skagit County Short Plat No. PL-05-0258, approved January 5, 2006 and recorded January 6, 2006, under Skagit County Auditor's File No. 200601060080; said line being more particularly described as follows:

Beginning at the Northwest corner of said Southwest $\frac{1}{4}$ (West $\frac{1}{4}$ corner) of Section 22, Township 36 North, Range 3 East, W.M.;
thence South $89^{\circ}34'14''$ East along the North line of said Southwest $\frac{1}{4}$ for a distance of 2,659.09 feet, more or less, to the Northeast corner of said Southwest $\frac{1}{4}$ (center Section), also being the Northeast corner of said Lot 2, Skagit County Short Plat No. PL-05-0258 and being the true point of beginning of said line description;
thence South $58^{\circ}49'33''$ West along that certain line shown on Record of Survey map recorded under Skagit County Auditor's File No. 9806150046, being a line based upon property owner Affidavits, for a distance of 605.34 feet, more or less, to the Northeasterly right of way margin of Flinn Road as shown on the face of said Skagit County Short Plat No. PL-05-0258;
thence North $36^{\circ}52'59''$ West along said right of way margin for a distance of 16.41 feet, more or less, to said Southeasterly line of Lot 2, Skagit County Short Plat No. PL-05-0258 and being the terminus of said line.

Situate in the County of Skagit, State of Washington.