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Skagit County Auditor

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19-1575
GUARDIAN NORTHWEST TITLE CO.

QUIT CLAIM DEED

File No: **4211-3191716 (ED)**

Date: **March 15, 2019**

Grantor(s): **Daniel C. Matthieu and Shawn D. Longworth**

Grantee(s): **Garrett P. Hoboy and Sarah H. Hoboy**

Abbreviated Legal: **Section 12, Township 35 North, Range 4 East - NE NE (aka Ptn 1 & 2 SP 90-32)**

Parcel No. P103018, 350412-1-004-0100

Additional Legal on page: **3-4**

Assessor's Tax Parcel No(s): **P103018, 350412-1-004-0100**

THE GRANTOR(S) Daniel C. Matthieu and Shawn D. Longworth, as joint tenants with right of survivorship for and in consideration of **gift** in hand paid, conveys and quit claims to **Sarah H. Hoboy and Garrett P. Hoboy, wife and husband**, the following described real estate, situated in the County of **Skagit**, State of **Washington**, together with all after acquired title of the grantor(s) herein:

LEGAL DESCRIPTION: Real property in the County of Skagit, State of Washington, described as follows:

Attached as Exhibit A

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20191041
MAR 22 2019

Amount Paid \$
Skagit Co. Treasurer
By *BT* Deputy

APN: P103018, 350412-1-004-0100

Quitclaim Deed - continued

File No.: 4211-3191716 (ED)

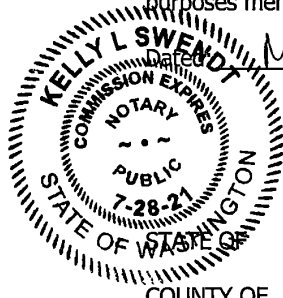
Date: 03/15/2019

[Signature]
Daniel C. Matthieu

Shawn D. Longworth
Shawn D. Longworth

STATE OF Washington)
COUNTY OF Skagit)-ss.

I certify that I know or have satisfactory evidence that **Daniel C. Matthieu**, is/are the person(s) who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument and acknowledged it to be his/her/their free and voluntary act for the uses and purposes mentioned in this instrument.



Dated: March 20, 2019

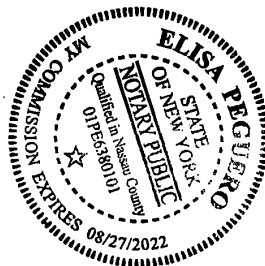
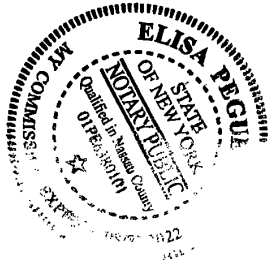
[Signature]
Printed Name: Kelly L. Swendt
Notary Public in and for the State of Washington
Residing at: Bellingham
My appointment expires: 07-28-2021

New York)
COUNTY OF Nassau)-ss.

I certify that I know or have satisfactory evidence that **Shawn D. Longworth**, is/are the person(s) who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument and acknowledged it to be his/her/their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: March 19, 2019

[Signature]
Printed Name: Elisa Peguero
Notary Public in and for the State of New York
Residing at: Nassau County
My appointment expires: 08/27/2022



APN: P103018, 350412-1-004-0100

Quitclaim Deed - continued

File No.: 4211-3191716 (ED)

Date: 03/15/2019

Exhibit A

Lot 2, Short Plat No. 90-32, approved July 30, 1990, recorded July 31, 1990 In Volume 9 of Short Plats, page 246, under Auditor's File No. 9007310009 and being a portion of the Northeast Quarter of the Northeast Quarter of Section 12, Township 35 North, Range 4 East, W.M.
EXCEPT that portion of Lot 2, Short Plat No. 90-32, filed In Volume 9 of Short Plats, page 246, under Skagit County Auditor's File No. 9007310009, lying in the Northeast Quarter of the Northeast Quarter of Section 12, Township 35 North, Range 4 East, W.M., lying South and/or West of the following described line:
Beginning at the Southeast corner of said Lot 1;
thence South 89°12'56" West along the South line of said Lot 1, a distance of 218.43 feet to the initial point of this line description;
thence North 12°19'54" East, a distance of 78.87 feet;
thence North 52°48'52" East, a distance of 81.01 feet to the Northeasterly line of the private road and utility easement, Cordy Lane;
thence North 37°11'08" West along said Northeasterly line, a distance of 120.10 feet to the North line of said Lot 1;
thence South 89°06'18" West along the North line of Lot 1, a distance of 74.44 feet to the Southwesterly line of the private road and utility easement, Cordy Lane;
thence North 37°11'08" West along said Southwesterly line, a distance of 52.30 feet;
thence South 89°06'18" West, a distance of 40.00 feet;
thence North 37°11'08" West, a distance of 26.84 feet;
thence South 87°22'21" West, a distance of 91.07 feet;
thence South 70°28'17" West, a distance of 30.88 feet;
thence South 15°05'21" West, a distance of 103.56 feet;
thence South 66°29'41" West, a distance of 35.23 feet;
thence South 73°46'01" West, a distance of 116.21 feet;
thence North 67°55'31" West, a distance of 133.00 feet;
thence North 62°22'23" West, a distance of 43.23 feet;
thence North 42°56'37" West a distance of 43.23 feet;
thence North 42°56'37" West, a distance of 27.10 feet to a point on the North line of said Lot 1 which lies 401.23 feet from the Northwest corner thereof and terminus of this line description.
ALSO TOGETHER WITH those portions of Lot 1, Short Plat No. 90-32 filed in Volume 9 of Short Plats, page 246, under Skagit County Auditor's File No. 9007310009 Lying In the Northeast Quarter of the Northeast Quarter of Section 12, Township 35 North, Range 4 East, W.M., lying North and/or East of the following described line:
Beginning at the Southeast corner of said Lot 1;

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Quitclaim Deed - continued

File No.: 4211-3191716 (ED)

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thence South 89°12'56" West along the South line of said Lot 1, a distance of 218.43 feet to the Initial point of this line description;
thence North 12°19'54" East, a distance of 78.87 feet;
thence North 52°48'52" East, a distance of 81.01 feet to the Northeasterly line of the private road and utility easement, Cordy Lane;
thence North 37°11'08" West along said Northeasterly line, a distance of 120.10 feet to the North line of said Lot 1;
thence South 89°06'18" West along the North line of Lot 1, a distance of 74.44 feet to the Southwesterly line of the private road and utility easement, Cordy Lane;
thence North 37°11'08" West along said Southwesterly line , a distance of 52.30 feet:
thence South 89°06'18" West, a distance of 40.00 feet:
thence North 37°11'08" West, a distance of 26.84 feet;
thence South 87°22'21" West, a distance of 91.01 feet;
thence South 70°28'17" West, a distance of 30.88 feet;
thence South 15°05'21" West, a distance of 103.56 feet;
thence South 66°29'41" West, a distance of 35.23 feet;
thence South 73°46'01" West, a distance of 116.21 feet;
thence North 67°55'31" West, a distance of 133.00 feet;
thence North 62°22'23" West, a distance of 43.23 feet;
thence North 42°56'37" West, a distance of 27.10 feet to a point on the North line of said Lot 1 which lies 401.23 feet from the Northwest corner thereof and terminus of this line description.
Situate in the County of Skagit, State of Washington.