POOR ORIGINAL

201905030049

05/03/2019 11:35 AM Pages: 1 of 3 Fees: \$101.00

When Recorded, Return To:

Jeffrey Durkin c/o J. Michael Gallagher 1203 West Main Street Monroe, WA 98272

Land Title and Escrow

QUIT CLAIM DEED

SKAGIT COUNTY WASHINGTON REAL ESTATE EXCISE TAX 2019 1658 MAY 0 3 2019

Grantor:

Kimberly Wedul

Grantee:

Jeffrey Durkin

Amount Paid \$
Skagit Co. Treasurer
By Man Deputy

Legal Description: See attached.

Ptn Gov. Lot 10, 33-36-3, \$ Lot 1 SPPL05-061Z, Being PTN Assessor's Tax Parcel #: P123954, P124311 N/2 33-36-3

THE GRANTOR, KIMBERLY WEDUL, for and in consideration of the terms of Decree of Dissolution entered in Skagit County Superior Court under Skagit County Cause No. 16-3-00598-1 conveys and quit claims to the grantee, JEFFREY DURKIN, the above described real estate, subject to a deed of trust in her favor, which secures a promissory note owing to her by JEFFREY DURKIN in the amount of \$200,000,00.

DATED: 4-22-19

Kimberly K. Wedal

STATE OF WASHINGTON) ss. COUNTY OF SKAGIT)

I certify that I know or have satisfactory evidence that KIMBERLY WEDUL signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in the instrument.

QUIT CLAIM DEED - 1

DATED: 4/20/19

AMY M. LANGLEY
NOTARY PUBLIC
STATE OF WASHINGTON
COMMISSION EXPIRES
NOVEMBER 29, 2019

Notary Public

My appointment expires.

QUIT CLAIM DEED - 2

Escrow No.: 01-171580-OE

EXHIBIT "A"

LEGAL DESCRIPTION

PARCEL "A":

Lot 1, Short Plat No. PL05-0612, approved December 2, 2005 and recorded December 5, 2005, under Auditor's File No. 200512050153, and being a portion of the South ½ of the Northwest ¼ and the North ½ of the Southwest ¼ of Section 33, Township 36 North, Range 3 East, W.M.

Situate in the County of Skagit, State of Washington.

PARCEL "B":

That portion of Government Lot 10, Section 33, Township 36 North, Range 3 East, W.M., described as follows:

Beginning at the intersection of the West marginal line of the County road with the North line of a tract conveyed to A. Hall by instrument recorded March 29, 1890, in Volume 10 of Deeds, page 293, records of Skagit County, Washington;

thence West along the North line of said A. Hall Tract a distance of 151 feet;

thence South a distance of 70 feet;

thence East parallel to said North line of said A. Hall Tract to the West marginal line of said County road and the true point of beginning;

thence Southerly, along said West marginal line of said County road to a point that is 20 feet South of and parallel to the South line of a tract of land conveyed to David Swanson by deed recorded under Auditor's File No. 9612040001;

thence Westerly, parallel to said Southerly line of said Swanson tract, and the Westerly extension thereof, a distance of 185 feet, more or less, to a point that is 20 feet South and 25 feet West of the Southwest corner of said Swanson tract;

thence North, parallel to the West line of said Government Lot 10, a distance of 70 feet, more or less, to a point that is 350 feet South of the North line of said Government Lot 10;

thence Westerly, parallel to said North line, to the West line of said Government Lot 10;

thence North 20 feet to a point 330 feet South of the North line of said Government Lot 10;

thence East along the South line of said A. Hall tract to the Northwest corner of said Swanson tract;

thence South 70 feet to the Southwest corner of said Swanson tract;

thence East along the South line of said Swanson tract to the point of beginning.

Situate in the County of Skagit, State of Washington.