



201905220044

05/22/2019 01:46 PM Pages: 1 of 3 Fees: \$101.00  
Skagit County Auditor

When recorded return to:

Guardian Northwest Title & Escrow Company  
1301 Riverside Drive, Suite B  
Mount Vernon, WA 98273  
(360) 424-0111

QUIT CLAIM DEED

19-2014

GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR(S)  
, Ivan I. Natekin, a married man as his separate estate  
for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration

in hand paid, conveys and quit claims to Sergey I. Natekin, 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 grantor(s) herein:

FOR PROPERTY DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART  
HEREOF.

Abbreviated legal description: Property 1: SEC 5, TWN 34 N, RNG 5 E; Ptn SW NW aka Lot 3 of Short  
Plat 51-73

Tax Parcel Number(s): P30061 & 340505-2-003-0706

Dated: 5-17-19  
[Signature]

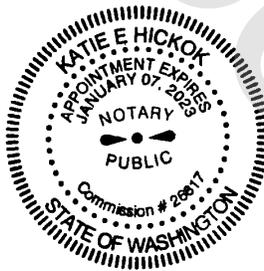
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
20191918  
MAY 22 2019

Amount Paid \$ 0  
Skagit Co. Treasurer  
By BT Deputy

STATE OF WASHINGTON  
COUNTY OF SKAGIT

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

Dated: 17 day of May 2019  
[Signature]  
Signature  
Katie E Hickok  
Title



My appointment expires: 1-7-23

**EXHIBIT A****LEGAL DESCRIPTION**

Property Address: 12413 Timber Lane, Sedro-Woolley, WA 98284  
 Tax Parcel Number(s): P30061 & 340505-2-003-0706

Property Description:

**PARCEL A:**

That portion of the Southwest Quarter of the Northwest Quarter of Section 5, Township 34 North, Range 5 East of the Willamette Meridian, being more particularly described as follows:

Beginning at the Southwest corner of said Southwest Quarter of the Northwest Quarter;  
 Thence North 89°17'45" East along the South line of said subdivision, 16.5 feet to an intersection with the East line of the West 1 rod of said subdivision;  
 Thence North 0°24'49" West along said East line of the West 1 rod, 560.49 feet to an intersection with the Southerly margin of the Old Day Creek Road;  
 Thence South 51°54'38" East, 357.91 feet to the true point of beginning;  
 Thence South 51°27'13" East, 43.55 feet;  
 Thence South 8°16'14" East, 93.57 feet;  
 Thence South 75°05'58" East, 69.09 feet;  
 Thence South 22°03'00" East, 211.88 feet to said South line of said subdivision;  
 Thence South 89°17'45" West, 471.52 feet along said South line, 471.52 feet to said East line of the West 1 rod of said subdivision;  
 Thence North 38°15'41" East, 438.72 feet to the true point of beginning.

(Also known as Lot 3 of Short Plat No. 51-73)

**PARCEL B:**

An easement for road and utilities over and across a strip of land 60 feet in width and including a circular cul-de-sac, the centerline of said 60 foot strip being more particularly described as follows:  
 Beginning at the Southwest corner of the Southwest Quarter of the Northwest Quarter of Section 5, Township 34 North, Range 5 East of the Willamette Meridian;  
 Thence North 0°24'49" West along the West line of said subdivision, 557.61 feet to an intersection with the Southerly margin of the Old Day Creek Road;  
 Thence North 79°24'57" East along said Southerly margin, 138.92 feet to a point of curvature in said Southerly margin;  
 Thence along the arc of said curve to the left having a radius of 746.23 feet, through a central angle of 20°17'40", an arc distance of 264.32 feet to a point of tangency in said Southerly margin;  
 Thence North 59°07'17" East along said Southerly margin, 121.99 feet to the true point of beginning of said centerline of said 60 foot wide easement;  
 Thence South 30°52'43" East, 30.00 feet;  
 Thence South 59°07'17" West, 76.52 feet;  
 Thence South 10°35'35" West, 97.66 feet;  
 Thence South 27°01'22" East, 141.68 feet;  
 Thence South 59°11'29" East, 73.77 feet to a point to be hereinafter referred to as Point "A";  
 Thence continue South 59°11'29" East, 59.97 feet;  
 Thence South 15°41'41" East, 137.85 feet to a terminus point in said 60 foot wide easement; and also a strip of land 60 feet in width beginning at before mentioned Point "A";  
 Thence South 62°32'00" West, 137.07 feet;  
 Thence South 85°11'10" West, 127.33 feet to a terminus point in said 60 foot wide easement at a point to be

hereinafter referred to as Point "B" and also a circular cul-de-sac having a radius of 45 feet, the center of which being before mentioned Point "B";

EXCEPT that portion of said easement tying within Parcel A described above.