



**201906190100**

06/19/2019 04:01 PM Pages: 1 of 4 Fees: \$102.00  
Skagit County Auditor

When recorded return to:

Land Title & Escrow  
3010 Commercial Ave  
Anacortes WA 98221

***Land Title and Escrow***

Filed for Record at Request of

**Land Title & Escrow of Skagit & Island County**

Escrow Number: **02-172338-SE** ✓

Grantor: Ian Campbell, Kimberly Campbell, Tamaris Campbell

Grantee: Ian Campbell, Kimberly Campbell, Tamaris Campbell, Jason Daniel Krapf

**QUIT CLAIM DEED**

**THE GRANTOR** IAN CAMPBELL AND KIMBERLY CAMPBELL, HUSBAND AND WIFE AS TO AN UNDIVIDED 50 PERCENT INTEREST, AND TAMARIS MIGNOGNA CAMPBELL, WHO ACQUIRED TITLE AS HER SEPARATE PROPERTY, AS TO AN UNDIVIDED 50 PERCENT INTEREST, for and in consideration of NO CONSIDERATION, GIFT conveys and quit claims to IAN CAMPBELL AND KIMBERLY CAMPBELL, HUSBAND AND WIFE AS TO AN UNDIVIDED 50 PERCENT INTEREST, AND TAMARIS MIGNOGNA CAMPBELL AND JASON DANIEL KRAPF, A MARRIED COUPLE, AS TO AN UNDIVIDED 50 PERCENT INTEREST, the following described real estate, situated in the County of **Skagit** State of **Washington**, together with all after acquired title of the Grantor therein:

**SEE ATTACHED EXHIBIT "A" HERETO FOR LEGAL DESCRIPTION**

Abbreviated Legal: **Ptns Lots 2 & 4, SP 95-037, Being Ptn W 1/2 E 1/2, 12-35-1 E W.M.**

Tax Parcel Number(s): **350112-1-005-0007, P31433**

**Dated: June 13, 2019**

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
20192437  
JUN 19 2019

Amount Paid \$ *0*  
Skagit Co. Treasurer  
By *HB* Deputy

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3010 Commercial Ave  
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Land Title & Escrow of Skagit & Island County  
Escrow Number: 02-172338-SE

Grantor: Ian Campbell, Kimberly Campbell, Tamaris Campbell  
Grantee: Ian Campbell, Kimberly Campbell, Tamaris Campbell, Jason Daniel Krapf

### QUIT CLAIM DEED

~~THE GRANTOR IAN CAMPBELL AND KIMBERLY CAMPBELL, HUSBAND AND WIFE AS TO AN UNDIVIDED 50 PERCENT INTEREST, AND TAMARIS MIGNOGNA CAMPBELL AND JASON DANIEL KRAPF, A MARRIED COUPLE, AS TO AN UNDIVIDED 50 PERCENT INTEREST, for and in consideration of convey and quit claims to the following described real estate, situated in the County of Skagit State of Washington, together with all after acquired title of the Grantor therein:~~

SEE ATTACHED EXHIBIT "A" HERETO FOR LEGAL DESCRIPTION

Abbreviated Legal: Ptns Lots 2 & 4, SP 95-037, Being Ptn W 1/2 E 1/2, 12-35-1 E W.M.

Tax Parcel Number(s): 350112-1-005-0007, P31433

Dated:

6-13-19  
Ian Campbell

Kimberly Campbell  
Kimberly Campbell

Tamaris Mignogna Campbell  
Tamaris Mignogna Campbell

STATE OF WA  
COUNTY OF Skagit } SS:

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

Dated: June 13, 2019

Notary Public in and for the State of Washington  
Residing at: One State St  
My appointment expires: 7/16/2021



**EXHIBIT A****LEGAL DESCRIPTION:****PARCEL "A":**

Lot 2, Short Plat No. 95-037, approved January 31, 1996, recorded February 2, 1996 in Volume 12 of Short Plats, pages 71 and 72, under Auditor's File No. 9602020036 and being a portion of the West ½ of the East ½ of Section 12, Township 35 North, Range 1 East, W.M.

TOGETHER WITH that portion of Lot 4, Short Plat No. 95-037, approved January 31, 1996, recorded February 2, 1996 in Volume 12 of Short Plats, pages 71 and 72, under Auditor's File No. 9602020036 and being a portion of the West ½ of the East ½ of Section 12, Township 35 North, Range 1 East, W.M. (being a portion of the vacated plat of Queen Anne Addition to North Anacortes), described as follows:

Beginning at the Southwest corner of the Northeast ¼ of said Section 12;  
thence North along the North-South Section 12 centerline 696.82 feet;  
thence South 89°11'40" East, 801.47 feet along Tract X centerline as shown on the face of said Short Plat No. 95-037, and the true point of beginning;  
thence continuing South 89°11'40" East 142.15 feet;  
thence through a curve to the left, which radius point bears South 71°20'08" West 45 feet, with a central angle of 70°31'48", length of 55.40 feet to the Southeast corner of Lot 1 of said Short Plat;  
thence North 89°11'40" West, 99.72 feet;  
thence South 0°48'20" West, 30.00 feet to the true point of beginning.

ALSO TOGETHER WITH a tract of land situate in the Northeast ¼ of Section 12, Township 35 North, Range 1 East, W.M., being a portion of Lot 2 of Skagit County Short Plat No. 95-038 by that instrument prepared for Jami J. Simac dated March 23, 1996 and recorded June 11, 1996 under Auditor's File No. 9606110052, records of Skagit County, Washington, described as follows:

Beginning at the Northeast corner of Lot 2 of Skagit County Short Plat No. 95-037 by that instrument prepared Michael and Maureen Fohn dated January 15, 1996 and recorded February 2, 1996 under Auditor's File No. 9602020036, records of Skagit County, Washington;  
thence North 1°04'04" East along the most Easterly line of said Lot 2 of Skagit County Short Plat No. 95-038, a distance of 20.00 feet;  
thence North 88°41'45" West along a line drawn parallel to and 20 feet distant when measured at right angles to the North line of Lot 2 of said Fohn Short Plat No. 95-037, a distance of 206.33 feet;  
thence South 0°57'14" West, a distance of 20.00 feet to the mid point of the North line of Lot 2 of said Fohn Short Plat No. 95-037;  
thence South 88°41'45" East along the North line of Lot 2 of said Fohn Short Plat No. 95-037, a distance of 206.29 feet to the point of beginning, containing 0.095 acres.

**ALTA COMMITMENT**

Title Order No.: Error! MergeField was not found in header record of data source.

**EXHIBIT A**PARCEL "A" continued:

EXCEPTING THEREFROM a tract of land situate in the Northeast  $\frac{1}{4}$  of Section 12, Township 35 North, Range 1 East, W.M., being a portion of Lot 2 of Skagit County Short Plat No. 95-037 by that instrument prepared for Michael and Maureen Fohn dated January 15, 1996 and recorded February 2, 1996 under Auditor's File No. 9602020036, records of Skagit County, Washington, , described as follows:

Beginning at the Northwest corner of Lot 2 of said Fohn Short Plat No. 95-037;  
thence South  $0^{\circ}50'23''$  West along the West line of said Lot 2, a distance of 20.00 feet;  
thence South  $88^{\circ}41'45''$  East along a line parallel to and 20 feet distant when measured at right angles to the North line of said Lot 2, a distance of 206.24 feet;  
thence North  $0^{\circ}57'14''$  East, a distance of 20.00 feet to the mid point of the North line of said Lot 2;  
thence North  $88^{\circ}41'45''$  West along the North line of said Lot 2, a distance of 206.29 feet to the point of beginning, and containing 0.095 acres.

Situate in the County of Skagit, State of Washington.

PARCEL "B":

A non-exclusive easement for ingress, egress and utilities, over, under and across Tract X (Paradise Lane) as shown on Short Plat No. 95-037, approved January 31, 1996, recorded February 2, 1996 in Volume 12 of Short Plats, pages 71 and 72, under Auditor's File No. 9602020036 and being a portion of the West  $\frac{1}{2}$  of the East  $\frac{1}{2}$  of Section 12, Township 35 North, Range 1 East, W.M.

Situate in the County of Skagit, State of Washington.