

**When recorded return to:**  
Brian D. Hanson and Chara M.C. Hanson  
713 E. Orange Ave.  
Burlington, WA 98233

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620038291

**CHICAGO TITLE CO.**  
*620038291*  
**QUIT CLAIM DEED**

Real Estate Excise Tax  
Exempt  
Skagit County Treasurer  
By Marissa Guerrero  
Affidavit No. 2019-3829  
Date 09/04/2019

**THE GRANTOR(S)**

Brian D. Hanson, spouse of Chara M. C. Hanson,  
for and in consideration of To Create Community Property in hand paid, conveys and quit claims to  
Brian D. Hanson and Chara M.C. Hanson, husband and wife

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:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Abbreviated Legal: (Required if full legal not inserted above.)

SW 17-36-4

Tax Parcel Number(s): P49341

Dated: August 28, 2019

Brian D. Hanson  
Brian D. Hanson

Chara M. Carney Hanson  
Chara M. Carney Hanson

**QUIT CLAIM DEED**  
(continued)

State of WASHINGTON  
County of SKAGIT

I certify that I know or have satisfactory evidence that Brian D. Hanson and Chara M. Carney Hanson are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: September 30, 2019

*Michael D. Van Wagner*  
Name: Michael D. Van Wagner  
Notary Public in and for the State of Washington  
Residing at: Woodinville  
My appointment expires: 5-1-2021

MICHAEL D. VAN WAGNER  
STATE OF WASHINGTON  
NOTARY -- PUBLIC  
My Commission Expires 05-01-2021

**EXHIBIT "A"**  
Legal Description

For APN/Parcel ID(s): **P49341 / 360417-3-004-0302**

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**PARCEL A:**

That portion of the Southwest ¼ of Section 17, Township 36 North, Range 4 East, W.M., more particularly described as follows:

Beginning at the Southwest corner of said Section 17;  
thence South 89°05'13" East, along the South line of said Section 17, 833.37 feet to an intersection with the Westerly margin of L.M. Abbey (Friday Creek) County Road;  
thence North 15°02'00" West, along said Westerly margin 804.10 feet;  
thence South 74°58'00" West, at right angles to said Westerly margin 617.93 feet to the West line of said Southwest ¼ of Section 17;  
thence North 2°39'00" East, along said West line of the Southwest ¼, 250.00 feet;  
thence continue North 2°39'00" East, along said West line 204.83 feet;  
thence North 74°58'00" East 200.00 feet to the true point of beginning;  
thence South 2°39'00" West, parallel with said West line of the Southwest ¼, 102.41 feet;  
thence North 74°58'00" East, 310.88 feet to said Westerly margin of L.M. Abbey Road;  
thence North 15°02'00" West, along said Westerly margin, 97.57 feet to a point that is North 74°58'00" East from the true point of beginning;  
thence South 74°58'00" West, at right angles to said Westerly margin, 279.77 feet to the true point of beginning. (Also known as Tract "A" of that certain Short Plat No. 64-72, approved September 20, 1972.)

EXCEPT that portion described as follows:

Beginning at the Southwest corner of said Section 17;  
thence South 89°05'13" East, along the South line of said Section 17, 833.37 feet to an intersection with the Westerly margin of L. M. Abbey (Friday Creek) County Road;  
thence North 15°02'00" West, along said Westerly margin 804.10 feet;  
thence South 74°58'00" West at right angles to said Westerly margin 617.93 feet to the West line of said Southwest ¼ of Section 17;  
thence North 2°39'00" East, along said West line of the Southwest ¼, 250.00 feet;  
thence continue North 2°39'00" East along said West line 204.83 feet;  
thence North 74°58'00" East 200.00 feet to the true point of beginning;  
thence South 2°39'00" West, parallel with said West line of the Southwest ¼, 102.41 feet;  
thence North 74°58'00" East, 155.44 feet;  
thence Northwesterly to a point that is North 74°58'00" East, 139.885 feet from the true point of beginning;  
thence South 74°58'00" West 139.885 feet to the true point of beginning.

Situate in the County of Skagit, State of Washington.

**PARCEL B:**

That portion of the Southwest ¼ of Section 17, Township 36 North, Range 4 East, W.M., more particularly described as follows:

Beginning at the Southwest corner of said Section 17;  
thence South 89°05'13" East, along the South line of said Section 17, 833.37 feet to an intersection with the Westerly margin of L.M. Abbey (Friday Creek) County Road;  
thence North 15°02'00" West, along said Westerly margin, 804.10 feet;  
thence South 74°58'00" West, at right angles to said Westerly margin 617.93 feet to the West line of said Southwest ¼ of Section 17;  
thence North 2°39'00" East, along said West line of the Southwest ¼, 250 feet;  
thence continue North 2°39' East, along said West line 204.82 feet;  
thence North 74°58'00" East, 200 feet;  
thence South 2°39' West, parallel with said West line of the Southwest ¼, 102.41 feet to the true point of beginning;  
thence continue South 2°39' West, along said parallel line, 102.41 feet;  
thence North 74°55' East 341.99 feet to said Westerly margin of L.M. Abbey Road;  
thence North 15°02'00" West, along said Westerly margin, 97.57 feet to a point that is North 74°58' East from the true point of beginning;  
thence South 74°58'00" West, at right angles to said Westerly margin, 310.88 feet to the true point of beginning. (Also known as Tract "B" of that certain Short Plat No. 64-72, approved September 20, 1972).

**EXHIBIT "A"**  
Legal Description  
(continued)

TOGETHER WITH the Easterly  $\frac{1}{2}$  (in area) of the following described tract:

That portion of the Southwest  $\frac{1}{4}$  of Section 17, Township 36 North, Range 4 East, W.M., more particularly described as follows:

Beginning at the Southwest corner of said Section 17;  
thence South  $89^{\circ}05'13''$  East, along the South line of said Section 17, 833.37 feet to an intersection with the Westerly margin of L.M. Abbey (Friday Creek) County Road;  
thence North  $15^{\circ}02'00''$  West, along said Westerly margin 804.10 feet;  
thence South  $74^{\circ}58'00''$  West, at right angles to said Westerly margin 617.93 feet to the West line of said Southwest  $\frac{1}{4}$  of Section 17;  
thence North  $2^{\circ}39'00''$  East, along said West line of the Southwest  $\frac{1}{4}$ , 250.00 feet;  
thence continue North  $2^{\circ}39'00''$  East, along said West line 204.83 feet;  
thence North  $74^{\circ}58'00''$  East 200.00 feet to the true point of beginning;  
thence South  $2^{\circ}39'00''$  West, parallel with said West line of the Southwest  $\frac{1}{4}$ , 102.41 feet;  
thence North  $74^{\circ}58'00''$  East, 155.44 feet;  
thence Northwesterly to a point that is North  $74^{\circ}58'00''$  East 139.885 feet from the true point of beginning;  
thence South  $74^{\circ}58'00''$  West, 139.885 feet to the true point of beginning.

AND TOGETHER WITH that portion of the Southwest  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of Section 17, Township 36 North, Range 4 East, W.M., described as follows:

Beginning at the intersection of the Westerly line of the L.M. Abbey (Friday Creek) County Road, as said road existed on November 25, 1969, with the South line of said subdivision;  
thence Northwesterly along the Westerly line of said road a distance of 804.10 feet to the true point of beginning of the tract to be described;  
thence Southwesterly at right angles to the Westerly line of said road, in a straight line (said line to be hereafter referred to as line "A"), to the West line of said Section 17;  
thence North along said West line 250 feet;  
thence Northeasterly, parallel with line "A", to the Westerly line of the aforementioned County Road;  
thence Southeasterly along said road to the true point of beginning.

Situate in the County of Skagit, State of Washington.