

When recorded return to: Valerie Kovacs



201910110081

10/11/2019 11:48 AM Pages: 1 of 4 Fees: \$106.50
Skagit County Auditor

QUIT CLAIM DEED

THE GRANTOR(S) Karen Kovacs Spouse of Louis Kovacs (Deceased)

for and in consideration of Gift

in hand paid, conveys and quit claims to Valerie K Kovacs and John Kraft 2993 Barrell Springs Rd Bow WA 98232

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 P67517 TAX 1B: THE SOUTH HALF OF THE FOLLOWING DESCRIBED TRACT: THAT PORTION OF LOT 1, 'A.A. & S.L. MOODY TRACT, SKAGIT CO., WASH.', P67519 A A & S L MOODY TRS, ACRES 0.25, THE NORTH 1/2 OF THE FOLLOWING TRACT: THAT PORTION OF LOT 1, LYING NORTH OF A LINE 200 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SECTION 7, TOWNSHIP 35 NORTH, RANGE 4 EAST, W.M., SEE ATTACHMENTS

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20194439
OCT 11 2019

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

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

Tax Parcel Number(s): P67517 and P67519

Dated:

Karen S. Kovacs John Kraft
Valerie Kovacs

STATE OF **Washington**

SS.

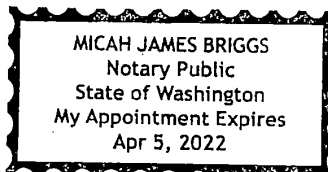
COUNTY OF **Whatcom**

I certify that I know or have satisfactory evidence that

Karen Kovacs, Valerie Kovacs, John Kraft

(is/are) the person(s) who

appeared before me, and said person(s) acknowledged that signed this instrument and acknowledged it to be free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: **10.11.19**Notary name printed or typed: **Micah James Briggs**Notary Public in and for the State of **Washington**Residing at **280 H Street, Blaine WA 98230**My appointment expires: **4.5.2022**

P67519

A A & S L MOODY TRS, ACRES 0.25, THE NORTH 1/2 OF THE FOLLOWING TRACT: THAT PORTION OF LOT 1, LYING NORTH OF A LINE 200 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SECTION 7, TOWNSHIP 35 NORTH, RANGE 4 EAST, W.M., EXCEPT THAT PORTION, IF ANY, LYING WITHIN THE STATE HIGHWAY RIGHT-OF-WAY, (OLD HIGHWAY 99). ALSO TOGETHER WITH THAT CERTAIN 20 FOOT STRIP OF LAND REFERRED TO AS 'PRIVATE ROAD' IN THE DEDICATION AND SHOWN ON THE FACE OF 'A.A. & S.L. MOODY TRACTS, LYING NORTHERLY OF LOT 1 IN SAID PLAT, EXCEPT THAT PORTION, IF ANY, LYING WITHIN THE STATE HIGHWAY RIGHT OF WAY, (OLD HIGHWAY 99). ALSO EXCEPT THAT PORTION THEREOF LYING EASTERLY OF A LINE DRAWN SOUTHERLY PARALLEL WITH THE EASTERLY LINE OF THE STATE HIGHWAY FROM A POINT ON THE NORTH LINE OF SAID TRACT WHICH IS 200 FEET EAST OF ITS INTERSECTION WITH SAID EASTERLY LINE OF THE STATE HIGHWAY. SURVEY

P67517

TAX 1B: THE SOUTH HALF OF THE FOLLOWING DESCRIBED TRACT: THAT PORTION OF LOT 1, 'A.A. & S.L. MOODY TRACT, SKAGIT CO., WASH.', AS PER PLAT RECORDED IN VOLUME 3 OF PLATS, PAGE 90, RECORDS OF SKAGIT COUNTY, WASHINGTON, LYING NORTH OF A LINE 200 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SECTION 7, TOWNSHIP 35 NORTH, RANGE 4 EAST, W.M., EXCEPT THAT PORTION, IF ANY, LYING WITHIN THE STATE HIGHWAY RIGHT-OF-WAY (OLD HIGHWAY 99); AND EXCEPT FROM THE ABOVE DESCRIBED TRACT, THAT PORTION THEREOF LYING EASTERLY OF A LINE DRAWN SOUTHERLY PARALLEL WITH THE EASTERLY LINE OF THE STATE HIGHWAY FROM A POINT ON THE NORTH LINE OF SAID TRACT WHICH IS 200 FEET EAST OF ITS INTERSECTION WITH SAID EASTERLY LINE OF STATE HIGHWAY. SURVEY AF#200609220187

PARCEL B: P67519

The North Half of the following described tract:

That portion of Lot 1, A.A. & S.L. MOODY TRACT, according to the plat thereof recorded in Volume 3 of Plats, page 90, records of Skagit County, Washington, lying North of a line 200 feet South of and parallel with the North line of Section 7, Township 35 North, Range 4 East of the Willamette Meridian;

EXCEPT that portion, if any, lying within the State Highway right-of-way, (Old Highway 99).

Situated in Skagit County, Washington.

PARCEL C: P67519

That certain 20 foot strip of land referred to as "private road" in the dedication and shown on the face of A.A. & S.L. MOODY TRACT, according to the plat thereof recorded in Volume 3 of Plats, page 90, records of Skagit County, Washington, lying Northerly of Lot 1 in said plat;

EXCEPT that portion, if any, lying within the State Highway right-of-way, (Old Highway 99);

AND EXCEPT from the above described Parcels B and C, that portion thereof lying Easterly of a line drawn Southerly parallel with the Easterly line of the State Highway from a point on the North line of said tract which is 200 feet East of its intersection with said Easterly line of the State Highway.

Situated in Skagit County, Washington.

PARCEL D: P67517

The South Half of the following described tract:

That portion of Lot 1, A.A. & S.L. MOODY TRACT, according to the plat thereof recorded in Volume 3 of Plats, page 90, records of Skagit County, Washington, lying North of a line 200 feet South of and parallel with the North line of Section 7, Township 35 North, Range 4 East of the Willamette Meridian;

EXCEPT that portion, if any, lying within the State Highway right-of-way, (Old Highway 99).

AND EXCEPT from the above described tract, that portion thereof lying Easterly of a line drawn Southerly parallel with the Easterly line of the State Highway from a point on the North line of said tract which is 200 feet East of its intersection with said Easterly line of the State Highway.

Situated in Skagit County, Washington.