



201911010128

11/01/2019 03:39 PM Pages: 1 of 2 Fees: \$104.50  
Skagit County Auditor

When recorded return to:

Guardian Northwest Title & Escrow Company  
1301 Riverside Drive, Suite B  
Mount Vernon, WA 98273  
(360) 424-0115

**QUIT CLAIM DEED**

THE GRANTOR(S) **GUARDIAN NORTHWEST TITLE CO.** *m 10290* **ACCOMMODATION RECORDING ONLY**  
Nancy Lynn Carney, as her separate estate for and in consideration of Gift with no consideration in hand paid, conveys and quit claims to Nancy Lynn Carney, an unmarried woman, 50% interest and Shannon Emily Carney and Matthew Charles Light, a married couple, 50% interest 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:  
Ptn. Lots 2 and 4 of Summers Ridge

Tax Parcel Number(s): P82412 & 4437-000-004-0001

Dated: 10/31/19  
Nancy Carney  
Nancy Lynn Carney

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
*2019-4837*  
**NOV 01 2019**  
Amount Paid \$ *0*  
Skagit Co. Treasurer  
By *man* Deputy

STATE OF WASHINGTON  
COUNTY OF SKAGIT

I certify that I know or have satisfactory evidence that Nancy Lynn Carney 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: 31<sup>st</sup> day of October, 2019

*Peggy A Land*  
Signature  
*Escrow Assistant*  
Title

My appointment expires: June 16, 2021



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

Property Description:

PARCEL "A":

Lot Four (4) of the Plat of Summers Ridge, according to plat recorded in Volume 13 of Plats, page 39, records of Skagit County, under Auditor's File No. 8106100001, and lying in Section Nine (9), Township Thirty-three (33) North, Range Three (3) East, W.M.

EXCEPT that portion of Lot Four (4), Plat of Summers Ridge, as per plat recorded in Volume 13 of Plats, page 39, lying Northerly of the following described line:

Beginning at a point on the West line of Lot 4, Plat of Summers Ridge, that lies North  $0^{\circ}36'58''$  East a distance of 484.80 feet from the Southwest corner of said lot; thence East a distance of 200 feet, more or less, to a point on the Easterly line of Lot 2 in said plat, that lies North  $0^{\circ}36'58''$  East a distance of 54.68 feet from the corner common to Lots 2, 3 and 4 in said plat and the terminus of the line description.

TOGETHER with that portion of Lot Two (2), Plat of Summers Ridge, as per plat recorded in Volume 13 of Plats, page 39, lying South of the following described line:

Beginning at a point on the West line of Lot 4, Plat of Summers Ridge, that lies North  $0^{\circ}36'58''$  East a distance of 484.80 feet from the Southwest corner of said lot; thence East a distance of 200 feet, more or less, to a point on the Easterly line of Lot 2 in said plat, that lies North  $0^{\circ}36'58''$  East a distance of 54.68 feet from the corner common to Lots 2, 3 and 4 in said plat and the terminus of the line description.

TOGETHER with a non-exclusive easement for ingress, egress and utilities over, under and through a portion of Lots Two (2), Three (3) and Four (4) of said plat. Said easement is 25 feet in width and lies 12.5 feet on each side of the following described center-line:

Commencing at the point on the southerly line of Lot 1 which is also on the easterly line of the 30-ft. access and utility easement for Lot 3, all as shown on said plat of Summers Ridge;  
 thence North  $89^{\circ}23'02''$  West, along the south line of Lot 1, a distance of 15.16 feet, to the centerline of said 30-foot easement;  
 thence South  $7^{\circ}39'09''$  East along the 30-foot easement centerline, 5.04 feet;  
 thence South  $29^{\circ}13'45''$  East along the 30-foot easement centerline, 14.06 feet to the point of beginning of this centerline description;  
 thence South  $19^{\circ}14'10''$  West a distance of 80.88 feet to the point of curvature of a curve to the right having a radius of 85 feet;  
 thence along said curve 37.20 feet and through a central angle of  $25^{\circ}04'33''$  to its point of tangency;  
 thence South  $44^{\circ}18'43''$  West a distance of 25.47 feet to the point of curvature of a curve to the left having a radius of 50 feet;  
 thence along said curve 41.44 feet and through a central angle of  $47^{\circ}29'30''$  to a point of reverse curvature with a curve to the right having a radius of 50 feet;  
 thence along said curve 71.37 feet and through a central angle of  $81^{\circ}47'05''$  to its point of tangency;  
 thence South  $78^{\circ}36'18''$  West a distance of 55.86 feet to the terminal point of this centerline description.

TOGETHER with a non-exclusive easement over Lots One (1) and Two (2) of said plat of Summers Ridge, as described and shown upon said plat, for the same purposes of ingress, egress and utilities, and referenced on the plat as a private access and utility easement for Lot Three (3)