

When recorded return to:
Nicole Whitney and James Dunstone
17398 Allen Road
Bow, WA 98232

Real Estate Excise Tax
Exempt
Skagit County Treasurer
By Bridget Ibarra
Affidavit No. 2019-5345
Date 12/11/2019

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

1835 Barkley Boulevard, Suite 105
Bellingham, WA 98226

CHICAGO TITLE
W20040255

Escrow No.: 245416728

QUIT CLAIM DEED

THE GRANTOR(S)

Nicole Whitney and James Dunstone, wife and husband

for and in consideration of Gift in hand paid, conveys and quit claims to

Nicole Whitney and James Dunstone, wife and husband and Gordon Whitney and Patricia A. Whitney,
husband and wife

the following described real estate, situated in the , 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.)

Dated: December 4, 2019

Tract A, SCS# 68-73
ptn 1/2 SW 12-35-3

Nicole Whitney

James Dunstone

P34156

QUIT CLAIM DEED
(continued)

State of WASHINGTON
County of Whatcom

I certify that I know or have satisfactory evidence that Nicole Whitney and James Dunstone 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: December ^{9th} 4, 2019



Marlin Du Bois
Name: Marlin Du Bois
Notary Public in and for the State of WA
Residing at: Home
My appointment expires: 3-17-2023

EXHIBIT "A"

UNCONFIRMED DOCUMENT

THAT PORTION OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 35 NORTH, RANGE 3 EAST OF THE WILLAMETTE MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTH QUARTER OF SAID SECTION 12;
THENCE NORTH 0°31'21" WEST, ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER, 852.08 FEET;
THENCE NORTH 88°58'42" WEST, PARALLEL WITH THE SOUTH LINE OF SAID SOUTHWEST QUARTER, 822.16 FEET TO AN INTERSECTION WITH THE CENTER LINE OF THE COUNTY ROAD KNOWN AS THE PEARSON ROAD, SAID INTERSECTION BEING THE TRUE POINT OF BEGINNING;
THENCE CONTINUE NORTH 88°58'42" WEST, ALONG SAID PARALLEL LINE, 321.51 FEET;
THENCE SOUTH 18°04'48" EAST, 126.99 FEET;
THENCE SOUTH 88°58'42" EAST, PARALLEL WITH SAID SOUTH LINE 321.07 FEET TO AN INTERSECTION WITH THE CENTER LINE OF SAID COUNTY ROAD;
THENCE NORTH 17°16'53" WEST, ALONG SAID CENTER LINE 76.09 FEET TO A POINT OF CURVATURE IN SAID CENTER LINE;
THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT HAVING A RADIUS OF 954.93 FEET, THROUGH A CENTRAL ANGLE OF 3°02'47", AN ARC DISTANCE OF 50.77 FEET TO THE TRUE POINT OF BEGINNING;
EXCEPT THAT PORTION THEREOF LYING WITHIN THE BOUNDARIES OF SAID PEARSON COUNTY ROAD (ALSO KNOWN AS ALLEN ROAD), AS CONVEYED TO SKAGIT COUNTY BY DEED RECORDED FEBRUARY 24, 1976, UNDER AUDITOR'S FILE NO. 830613, RECORDS OF SKAGIT COUNTY, WASHINGTON.
THE ABOVE DESCRIBED PROPERTY ALSO BEING KNOWN AS TRACT 1 OF SKAGIT COUNTY SHORT PLAT NO. 68-73, APPROVED JANUARY 28, 1974.
SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.