

When recorded return to:

Ronald Mason  
19566 Trace Ty Lane  
Burlington, WA 98284

Filed for Record at Request of  
Land Title & Escrow of Skagit & Island County  
Escrow Number: 01-176962-OE

Real Estate Excise Tax  
Exempt  
Skagit County Treasurer  
By Marissa Guerrero  
Affidavit No. 2020-1272  
Date 04/08/2020

**QUIT CLAIM DEED**

**THE GRANTOR AMBER TONKOVICH, SPOUSE OF RONALD MASON** for and in consideration of **NO MONETARY CONSIDERATION, TO ESTABLISH SEPARATE PROPERTY** conveys and quit claims to **RONALD MASON, A MARRIED MAN, AS HIS SOLE AND SEPARATE PROPERTY** the following described real estate, situated in the County of **Skagit** State of **Washington**, together with all after acquired title of the Grantors therein:

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


Abbreviated Legal:

**Tr. C, SP 32-75 AF #823008; Being A Ptn NW 1/4 SE 1/4, 20-36-4 E W.M.**

Tax Parcel Number(s):

**360420-4-003-1205, P49649**

Dated: April 6, 2020

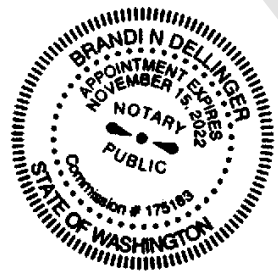
  
\_\_\_\_\_  
Amber Tonkovich

STATE OF Washington  
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that **Amber Tonkovich** is the person(s) who appeared before me, and said person(s) acknowledged that **she** signed this instrument and acknowledge it to be **her** free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 4/6/2020 

\_\_\_\_\_  
Brandi N. Dellinger  
Notary Public in and for the State of Washington  
Residing at: Sedro Woolley  
My appointment expires: Nov. 15<sup>th</sup>, 2022



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

Tract "C", of Short Plat No. 32-75, dated August 6, 1975 and recorded on September 4, 1975, under Auditor's File No. 823008 in Volume 1 of Short Plats, page 57, records of Skagit County, being a portion of the Northwest  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  of Section 20, Township 36 North, Range 4 East, W.M.

TOGETHER WITH a non-exclusive easement for ingress, egress, drainage and utilities over and across a 60 foot strip of land in the South  $\frac{1}{2}$  of said Section 20, described as follows:

Beginning at the Southeast corner of the Northeast  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  of said Section 20;  
thence North  $89^{\circ}43'53''$  West, along the South line of said subdivision a distance of 2,096.55 feet;  
thence North  $6^{\circ}29'42''$  East, 305.01 feet;  
thence North  $89^{\circ}43'53''$  West, 202.19 feet to the true point of beginning of this description;  
thence North  $6^{\circ}29'42''$  East, 40.24 feet;  
thence North  $89^{\circ}43'53''$  West, 509.33 feet to the Easterly right of way line of the State Highway;  
thence South  $5^{\circ}56'19''$  East 60.36 feet along said right of way;  
thence South  $89^{\circ}43'53''$  East, 499.67 feet;  
thence North  $3^{\circ}20'15''$  West, 20.04 feet to the true point of beginning.

Situate in the County of Skagit, State of Washington.