

When recorded return to:  
Tyson Boston and Kealy Marie Marquis-Boston  
8826 Blackburn Place  
Sedro Woolley, WA 98284

Filed for record at the request of:



CHICAGO TITLE  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620041898

CHICAGO TITLE  
620041898

QUIT CLAIM DEED

Real Estate Excise Tax  
Exempt  
Skagit County Treasurer  
By Marissa Guenero  
Affidavit No. 2020-1554  
Date 05/04/2020

THE GRANTOR(S)

Tyson M Boston, a married man, as his separate estate;  
for and in consideration of in hand paid, conveys and quit claims to  
Tyson Boston and Kealy Marie Marquis-Boston, a married couple

the following described real estate, situated in the Unincorporated Area, County of Skagit, 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: April 27, 2020

*Plt. E/2 SW 13.35-4  
P36469 (Md)*

T.M.B.  
Tyson M Boston

State of WA  
County of Skagit

I certify that I know or have satisfactory evidence that  
Tyson M Boston  
is/are the person(s) who appeared before me, and said person(s) acknowledged that  
(he/she/they) signed this of instrument and acknowledged it to be (his/her/their) free and voluntary act  
for the uses and purposes mentioned in this instrument.

Dated: April 27, 2020

Jennifer Brazil  
Name: Jennifer Brazil  
Notary Public in and for the State of WA  
Residing at: Skagit County  
My appointment expires: 7-25-2020

Notary Public  
State of Washington  
Jennifer Brazil  
Commission Expires 07/25/2020

**EXHIBIT "A"****Order No.:** 620041898**For APN/Parcel ID(s):** P36469 / 350413-3-004-0000

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**PARCEL "A":**

That portion of the East  $\frac{1}{2}$  of the Southwest  $\frac{1}{4}$  of Section 13, Township 35 North, Range 4 East, W.M., described as follows:

Beginning at the Southwest corner of said subdivision;  
thence North  $88^{\circ}57'17''$  East along the South line thereof, 569.00 feet;  
thence North  $1^{\circ}14'$  West parallel to the West line of said subdivision, a distance of 668.00 feet to the Northeast corner of that certain tract of land deeded to Frank Holmes by instrument recorded under Auditor's File No. 676094, records of Skagit County, Washington;  
thence South  $88^{\circ}57'17''$  West along the North line of said Holmes Tract, a distance of 174 feet to the East line of that certain tract of land deeded to Patrick Wedin by deed recorded under Auditor's File No. 475916, records of Skagit County, Washington;  
thence North  $1^{\circ}14'$  West parallel to the West line of said subdivision, a distance of 405 feet to the true point of beginning;  
thence continue North  $1^{\circ}14'$  West 427.25 feet;  
thence North  $66^{\circ}15'04''$  East, a distance of 251.79 feet, more or less, to the West line of the Burlington Northern Railroad right of way (formerly Northern Pacific);  
thence Southerly along the West line of said railroad right of way to a point which bears North  $88^{\circ}57'17''$  East from the true point of beginning;  
thence South  $88^{\circ}57'17''$  West to the true point of beginning.

Situate in the County of Skagit, State of Washington.

**PARCEL "B":**

That portion of the Northeast  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of Section 13, Township 35 North, Range 4 East, W.M., described as follows:

Beginning at the Southwest corner of the Southeast  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of said Section 13; thence North  $1^{\circ}14'$  West along the West line of the Southeast  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  and Northeast  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of said Section 13, a distance of 1,568.00 feet to the Northwest corner of that certain tract of land deeded to Patrick Wedin by deed recorded under Auditor's File No. 475916, records of Skagit County, Washington, being the true point of beginning;  
thence North  $88^{\circ}57'17''$  East parallel to the South line of said Section 13, a distance of 395 feet;  
thence South  $1^{\circ}14'$  East, a distance of 67.75 feet;  
thence North  $66^{\circ}15'04''$  East, a distance of 251.79 feet, more or less, to the West line of the Burlington Northern Railroad right of way (formerly Northern Pacific);  
thence Northerly and Westerly along the West line of said railroad right of way to the West line of the Northeast  $\frac{1}{4}$  of the South- west  $\frac{1}{4}$  of said Section 13;  
thence South  $1^{\circ}14'$  East, a distance of 622.32 feet to the true point of beginning.

**PARCEL "C":**

**EXHIBIT "A"**

(continued)

TOGETHER WITH a non-exclusive easement for ingress, egress and utilities over and across a 60.00 foot strip of land adjacent to the West boundary of the Burlington Northern Railroad right of way and extending from the South line of above described Parcel "A" to the South line of said Section 13, EXCEPT that portion, if any, lying within County road rights of way.

Situate in the County of Skagit, State of Washington.