

When recorded return to:

Guardian Northwest Title & Escrow Company
1301 Riverside Drive, Suite B
Mount Vernon, WA 98273
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Real Estate Excise Tax
Exempt
Skagit County Treasurer
By Marissa Guerrero
Affidavit No. 2020-1564
Date 05/04/2020

QUIT CLAIM DEED

THE GRANTOR(S) GNW 20-5214
, Richard P. Ruhl, as his separate estate
for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration

in hand paid, conveys and quit claims to Richard P. Ruhl and Lori J. Ruhl, husband and wife

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. Lot 32, 33 & 35, Plate No. 1, Sedro Home Acreage

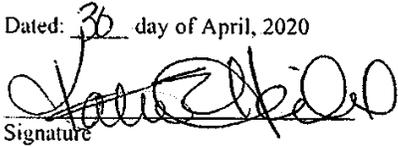
Tax Parcel Number(s): P77132, P77138 and P77139

Dated: 4-30-2020

Richard P. Ruhl

STATE OF WASHINGTON
COUNTY OF SKAGIT

I certify that I know or have satisfactory evidence that Richard P. Ruhl 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: 30 day of April, 2020

Signature

Notary
Title

My appointment expires: 12-23



Exhibit "B"
Richard P. Ruhl a married man as his separate property, Parcel
After Boundary Line Adjustment
(Skagit County Assessor's Parcels Nos. P-77138 and P-77139)

Parcel "A"

That portion of Lots 32 and 35, "Plate No. 1, Sedro Home Acreage", as per plat recorded in Volume 3 of Plats, page 39, records of Skagit County, Washington, described as follows:

BEGINNING at the Southwest corner of Lot 32 of Plate 1 of the Sedro Home Acreage;
thence running East 146 feet, 8 inches;
thence North 126 feet;
thence West 146 feet, 8 inches;
thence South 126 feet to the PLACE OF BEGINNING.

Parcel "B"

That portion of Lots 32 and 35, "Plate No. 1, Sedro Home Acreage", as per plat recorded in Volume 3 of Plats, page 39, records of Skagit County, Washington, described as follows:

BEGINNING at the Southeast corner of Lot 32, said plat;
thence North along the East line of said lot, 126 feet;
thence West parallel with the South line of said lot to a point 146 feet, 8 inches East of the West line of Lot 35;
thence South parallel with the West line of Lot 35 and Lot 32 to the South line of said Lot 32;
thence East to the PLACE OF BEGINNING.

Parcel "C"

The West 100.00 feet (as measured perpendicular to the West line)
TOGETHER WITH the South 20.00 feet (as measured perpendicular to the South line) of the following described parcel:

Lot 33, "Plate No. 1, Sedro Home Acreage, Skagit Co., Wash., 1904," as per plat recorded in Volume 3 of Plats, page 39, records of Skagit County.

ALL OF THE ABOVE BEING SUBJECT TO and TOGETHER WITH easements, reservations, restrictions, covenants, liens, leases, court causes and other instruments of record.

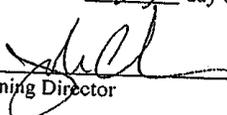
All of the above situated in the City of Sedro-Woolley, County of Skagit, State of Washington.

Containing 61,593 sq. ft. 4.41 acres

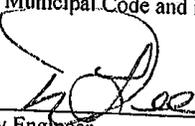
The above-described property is a modification of the previously described parcels owned by the grantees. This lot line adjustment is not for the purpose of creating an additional lot (SWMC 16.16.030(D)).

Approved by the City of Sedro-Woolley

The within and foregoing Boundary Line Adjustment has been examined for conformance with the provisions of Title 16 and Title 17 of the Sedro-Woolley Municipal Code and is hereby approved this 23 day of APRIL, 2020.



Planning Director



City Engineer

