

When recorded return to:

**Karen Elizabeth Russell
14264 Avon Allen Road
Mount Vernon, WA 98273**

Filed for Record at Request of
Land Title & Escrow of Skagit & Island County
Escrow Number: 01-178010-OE

Real Estate Excise Tax
Exempt
Skagit County Treasurer
By Marissa Guerrero
Affidavit No. 2020-2118
Date 06/15/2020

QUIT CLAIM DEED

THE GRANTOR NATHAN ROBERT BOHN, WHO IS MARRIED TO KAREN ELIZABETH RUSSELL for and in consideration of **WAC#458-61A-203(1) TO ESTABLISH COMMUNITY PROPERTY** in hand, conveys and quit claims to **KAREN ELIZABETH RUSSELL, A MARRIED PERSON, AS HER SEPARATE PROPERTY** the following described real estate, situated in the County of Skagit State of Washington, together with all after acquired title of the grantor(s) therein:

Abbreviated Legal:
Ptn SE NE, 14-34-3 E W.M.

For Full Legal See Attached Exhibit "A"

Tax Parcel Number(s): 340314-1-021-0103, P21933, 340314-1-021-0004, P21932, 340314-1-040-0003, P21880

Dated: June 9, 2020

Nathan Robert Bohn
Nathan Robert Bohn

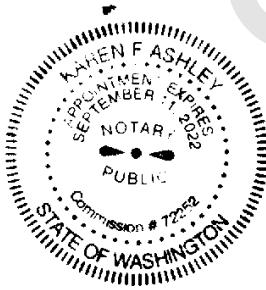
STATE OF Washington
COUNTY OF Skagit } SS:

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

Dated: June 12, 2020

Karen Ashley

Karen Ashley
Notary Public in and for the State of Washington
Residing at: Sedro-Woolley
My appointment expires: 9/11/2022



Escrow No.: 01-178010-OE

EXHIBIT "A"

LEGAL DESCRIPTION

PARCEL "A":

That portion of the Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 14, Township 34 North, Range 3 East, W.M., described as follows:

Beginning at a point on the South line of said Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ that is North $88^{\circ}28'$ West 308 feet from the Southeast corner thereof;
thence North $0^{\circ}55'$ East 110 feet;
thence North $88^{\circ}34'$ West 250 feet;
thence North $0^{\circ}58'$ East 256.4 feet to a point that is 58 rods South of the North line of said Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$;
thence North $88^{\circ}24'$ West along a line that is parallel with and 58 rods South of the North line of said subdivision, 528 feet;
thence South $0^{\circ}39'$ West 366.5 feet to the South line of said Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$;
thence South $88^{\circ}34'$ East 780.4 feet, more or less, to the point of beginning.

Situate in the County of Skagit, State of Washington.

PARCEL "B":

That portion of the North $\frac{1}{2}$ of the North $\frac{1}{2}$ of the Southeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 14, Township 34 North, Range 3 East, W.M., lying East of the Anacortes-Mount Vernon Highway right of way, EXCEPT County road right of way along the East line thereof, AND ALSO EXCEPT a tract described as follows:

Beginning at a point where the South line of said North $\frac{1}{2}$ of the North $\frac{1}{2}$ of the Southeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ intersects the West line of the Avon County Road right of way;
thence North on the West line of said County road 163 feet;
thence Westerly 142 feet to a point that is 160 feet due North of the South line of said North $\frac{1}{2}$ of the North $\frac{1}{2}$ of the Southeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$;
thence South 160 feet to the South line of said North $\frac{1}{2}$ of the North $\frac{1}{2}$ of the Southeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$;
thence East to the point of beginning.

ALSO EXCEPT the following described tract, to-wit:

ALTA COMMITMENT

Title Order No.: **01-178010-OE**

EXHIBIT A

PARCEL "B" (continued):

Beginning at a point where the North line of said Southeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ intersects the East line of the Anacortes-Mount Vernon Highway right of way;
thence Southeasterly along said highway line 195 feet;
thence Northerly in a straight line to a point on the North line of said Southeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$, which is 195 feet East of the point of beginning;
thence West 195 feet to the point of beginning.

Situate in the County of Skagit, State of Washington.