

AFTER RECORDING MAIL TO:
Ryan Matthew Viers and Abigail Catherine Viers
319 Bayview Dr
Hermosa Beach, CA 90254

202007130181
07/13/2020 03:45 PM Pages: 1 of 2 Fees: \$104.50
Skagit County Auditor

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20202580
JUL 13 2020

Amount Paid \$0
Skagit Co. Treasurer
By *BT* Deputy

LAND TITLE OF SKAGIT COUNTY

01-177951-0

Filed for Record at Request of: WFG National Title Company of Washington, LLC
Escrow Number: 20-183064

QUIT CLAIM DEED

Abbreviated Legal: PTN GOV. LOT 1, 26-35-9 E W.M.
Additional legal(s) on page: 2
Assessor's Tax Parcel Number(s): *P44715*

THE GRANTOR Ryan Viers, a married man for and in consideration of To Establish Community Property, conveys and quit claims to Ryan Matthew Viers and Abigail Catherine Viers, husband and wife, the following described real estate, situated in the County of Skagit, State of Washington:

SEE ATTACHED EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Together with all after acquired title of the grantor(s) herein:

Dated this *9th* day of *July*, *2020*

Ryan Viers

Ryan Viers

STATE OF *CA*
County of *Los Angeles* } ss.

I certify that I know or have satisfactory evidence that Ryan Viers is the person who appeared before me, and said person acknowledged that he/she signed this instrument and acknowledge it to be a free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: *7-9-2020*

Lynne Reynolds

Lynne Reynolds



Notary Public in and for the State of *CA*
Residing at *2702 Grant Ave B Redondo Beach*
My appointment expires: *12-19-2020* *CA 90278*

EXHIBIT "A"
LEGAL DESCRIPTION TO QUITCLAIM DEED

PARCEL "A":

That portion of Government Lot 1, Section 26, Township 35 North, Range 9 East, W.M., described as follows:

Beginning at an iron pipe that marks the Northwest corner of the land conveyed to the City of Seattle by deed dated April 26, 1920, and recorded August 6, 1920, in Volume 117 of Deeds, page 626, records of Skagit County, Washington; thence East along the North line of said land, 51.5 feet; thence South 31°56'30" East 86 feet; thence South 58°03'30" West 68.1 feet to the Westerly line of the said City of Seattle land; thence North 21°00'03" West along the Westerly line of said City of Seattle land 87.6 feet to the point of beginning.

Situate in the County of Skagit, State of Washington.

PARCEL "B":

That portion of Government Lot 1, Section 26, Township 35 North, Range 9 East, W.M., described as follows:

Beginning at an iron pipe that marks the Northwest corner of the land conveyed to the City of Seattle by Deed dated April 26, 1920 and recorded August 6, 1920, in Volume 117 of Deeds, page 626, records of Skagit County, Washington; thence East along the North line of said land 51.5 feet to the point of beginning of this description; thence North 58°03'30" East along the same line 72.5 feet, more or less, to the City of Seattle land; thence South 31°56'30" East 86 feet, more or less, to the City of Seattle right of way; thence South 58°03'30" West 72.5 feet along said City of Seattle right of way; thence North 31°56'30" West 86 feet to the point of beginning.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.