

**202005120075**05/12/2020 03:57 PM Pages: 1 of 3 Fees: \$105.50  
Skagit County Auditor**When Recorded Return To:**Edward J. Novotny, Jr.  
18040 Fir Island Road  
Mount Vernon, WA 98273**LAND TITLE AND ESCROW**  
01-179038-SSKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX20201665  
MAY 12 2020Amount Paid \$ 0  
By BT Skagit Co. Treasurer DeputyReal Estate Excise Tax  
Exempt

Skagit County Treasurer

By Heather BeauvaisAffidavit No. 2020-2868Date 07/30/2020**RE-RECORD TO CORRECT LEGAL****QUIT CLAIM DEED**

Reference # \_\_\_\_\_ (if applicable)

Grantor- EDWARD J. NOVOTNY, JR. and JESSICA S. GARNETT

Grantee- EDWARD J. NOVOTNY, JR.

Legal Description:

~~THAT PORTION OF GOVERNMENT LOT 3, SECTION 19, TOWNSHIP 33 NORTH, RANGE 4 EAST, W.M., DESCRIBED AS FOLLOWS:~~~~BEGINNING AT A POINT ON THE NORTH LINE OF SAID SECTION 19, A DISTANCE OF 270 FEET EAST OF THE NORTHWEST CORNER THEREOF;  
THENCE SOUTH TO THE CENTER OF KEEKEEALLAH SLOUGH;  
THENCE ALONG SAID CENTERLINE NORTHERLY AND NORTHWESTERLY TO THE NORTH LINE OF SAID SECTION 19;  
THENCE EAST ALONG SAID NORTH LINE TO THE POINT OF BEGINNING;  
EXCEPT THE NORTH 30 FEET THEREOF CONVEYED TO SKAGIT COUNTY FOR ROAD PURPOSES BY DEED RECORDED JULY 21, 1970, UNDER AUDITOR'S FILE NO. 741400.~~~~SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.~~**~~SEE ATTACHED~~**~~Commonly known as: 18040 Fir Island Road, Mount Vernon, WA 98273~~~~Abbreviated: Ptn Gov. Lot 3, 19-33-4.~~~~Assessor's Tax Parcel ID #P16901~~~~THE GRANTOR JESSICA S. GARNETT and EDWARD J. NOVOTNY, JR. for and in consideration of the dissolution of marriage, Lincoln County Superior Court cause number 20-3-00008-22 and other good and valuable consideration, conveys and quit claims to~~

QUIT CLAIM DEED page 1

EDWARD J. NOVOTNY, JR., as an individual, and as his separate property, all interest in 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:

THAT PORTION OF GOVERNMENT LOT 3, SECTION 19, TOWNSHIP 33 NORTH, RANGE 4 EAST, W.M., DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH LINE OF SAID SECTION 19, A DISTANCE OF 270 FEET EAST OF THE NORTHWEST CORNER THEREOF;  
THENCE SOUTH TO THE CENTER OF KEEKEEALLAH SLOUGH;  
THENCE ALONG SAID CENTERLINE NORTHERLY AND NORTHWESTERLY TO THE NORTH LINE OF SAID SECTION 19;  
THENCE EAST ALONG SAID NORTH LINE TO THE POINT OF BEGINNING;  
EXCEPT THE NORTH 30 FEET THEREOF CONVEYED TO SKAGIT COUNTY FOR ROAD PURPOSES BY DEED RECORDED JULY 21, 1970, UNDER AUDITOR'S FILE NO. 741400.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

Commonly known as: 18040 Fir Island Road, Mount Vernon, WA 98273

Assessor's Tax Parcel ID #P16901

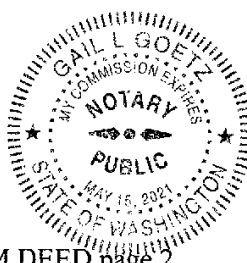
Dated this 30<sup>th</sup> day of December, 2019


  
EDWARD J. NOVOTNY, JR., Grantor

STATE OF WASHINGTON           )  
  ) ss.  
COUNTY OF SNOHOMISH       )

I hereby certify that I know or have satisfactory evidence that EDWARD J. NOVOTNY, JR. signed this instrument and acknowledged it to be his/her free and voluntary act for the uses and purposes mentioned in this instrument.

Dated this 30<sup>th</sup> day of December, 2019.



  
NOTARY PUBLIC in and for the  
State of Washington.  
Residing at Gold Bay West  
My appointment expires 5/15/21.

QUIT CLAIM DEED page 2

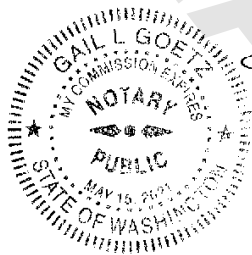
Dated this 30<sup>th</sup> day of December, 2019


  
JESSICA S. GARNETT, Grantor

STATE OF WASHINGTON       )  
  ) ss.  
COUNTY OF SNOHOMISH    )

I hereby certify that I know or have satisfactory evidence that JESSICA S. GARNETT signed this instrument and acknowledged it to be his/her free and voluntary act for the uses and purposes mentioned in this instrument.

Dated this 30<sup>th</sup> day of December, 2019.



  
NOTARY PUBLIC in and for the  
State of Washington.

Residing at Gold Bay WA  
My appointment expires 5/15/21

## EXHIBIT A

That portion of Government Lot 3, Section 19, Township 33 North, Range 4 East, W.M., described as follows:

Beginning at a point on the North line of said Section 19, a distance of 270 feet East of the Northwest corner thereof;

Thence South to the center of Keekeeallah Slough;

Thence along said centerline Northerly and Northwesterly to the North line of said Section 19;

Thence East along said North line to the point of beginning.

TOGETHER WITH that portion of Government Lot 3, Section 19, Township 33 North, Range 4 East, W.M., described as beginning at the intersection of the Northeast corner of that parcel as conveyed to Edward Novotney, Jr. and Jessica S. Garnett, husband and wife, by Statutory Warranty Deed recorded under Skagit County Auditor's File No. 200708280173 (herein described as the "Novotney/Garnett Parcel") and the South line of that County Road commonly known as 'Fir Island Road';

Thence Easterly along the South line of said road, 90 feet;

Thence Southerly parallel with the East line of the 'Novotney/Garnett Parcel' to the center of Keekeealla (also shown of record as 'Keekeeallah') Slough;

Thence Northwesterly along the center of said Keekeealla Slough to the East line of said 'Novotney/Garnett Parcel';

Thence Northerly along the said East line of the 'Novotney/Garnett Parcel' to the point of beginning;

EXCEPT the North 30 feet thereof conveyed to Skagit County for road purposes by deed recorded July 21, 1970, under Auditor's File No. 741400 and all County roads.

Situate in the county of Skagit, State of Washington