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08/12/2020 03:55 PM Pages: 1 of 5 Fees: \$107.50  
Skagit County Auditor

**Return Address:**

Law Offices of  
Jeffrey M. Eustis, PLLC  
4616 25th Avenue NE, 608  
Seattle, WA 98105

Please print or type information **WASHINGTON STATE RECORDER'S Cover Sheet** (RCW 65.04)

**Document Title(s)** (or transactions contained therein): (all areas applicable to your document must be filled in)

**QUIT CLAIM DEED, dated June 18, 2020**

**Reference Number(s) of Documents assigned or released:**

N/A

**Grantor(s)** (Last name, first name, initials)

Justin M. Falk and Brittany K. Falk, husband and wife

**Grantee(s)** (Last name first, then first name and initials)

Michael and Tina Sullivan, husband and wife

**Legal description** (abbreviated: i.e. lot, block, plat or section, township, range)

Portion of Government Lot 1 of Section 35, Township 35 North, Range 1 East, W.M., within  
Skagit County, as more fully described on Exhibit A to Quit Claim Deed

The full legal description is on pages 3-4 of document.

**Assessor's Property Tax Parcel/Account Number**

☐ Assessor Tax # not yet assigned

Grantors' parcel number: P68416 (3981-000-002-0005)

Grantees' parcel number P32546 (350135-0-005-0002)

The Auditor/Recorder will rely on the information provided on the form. The staff will not read the document to verify the accuracy or completeness of the indexing information provided herein.

"I am signing below and paying an additional \$50 recording fee (as provided in RCW 36.18.010 and referred to as an emergency nonstandard document), because this document does not meet margin and formatting requirements. Furthermore, I hereby understand that the recording process may cover up or otherwise obscure some part of the text of the original document as a result of this request."

Signature of Requesting Party

Note to Submitter: Do not sign above nor pay additional \$50 fee if the document meets margin/formatting requirements.

When recorded return to:

Law Offices of  
Jeffrey M. Eustis, PLLC  
4616 25<sup>th</sup> Avenue NE, 608  
Seattle, WA 98105

## QUIT CLAIM DEED

Related documents: N/A

GRANTORS: Justin M. Falk and Brittany K. Falk, husband and wife

GRANTEES: Michael and Tina Sullivan, husband and wife

LEGAL DESCRIPTION: Full legal on Exhibit A

ASSESSOR'S PARCEL NUMBER: None assigned

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

20202017  
AUG 12 2020

Amount Paid \$ 0  
By Skagit Co. Treasurer Deputy

Grantors, Justin M. Falk and Brittany K. Falk, husband and wife hereby convey and quit claim to Michael and Tina Sullivan, husband and wife, any and all interest Grantors may have in and to the following described real estate, situated in the Skagit County, Washington:

FULL LEGAL DESCRIPTION ATTACHED ON EXHIBIT A

  
Justin M. Falk

  
Brittany K. Falk

### BOUNDARY ADJUSTMENT

Reviewed and approved in accordance  
with Skagit County Code Chapter 14.18

  
Skagit Co. Planning & Dev. Services

8/12/2020  
Date

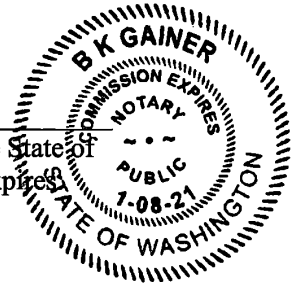
[Acknowledgements follow]

STATE OF WASHINGTON )  
 ) ss:  
 COUNTY OF SKAGIT )

I certify that I know or have satisfactory evidence that JUSTIN FALK is the person who appeared before me and signed this Settlement Agreement and release, acknowledging it to be his free and voluntary act for the uses and purposes mentioned in the instrument.

DATED: June 18, 2020.

BK Gainer  
 Printed Name: BK Gainer  
 NOTARY PUBLIC in and for the State of  
 Washington. My Commission Expires  
Jan. 08, 2021

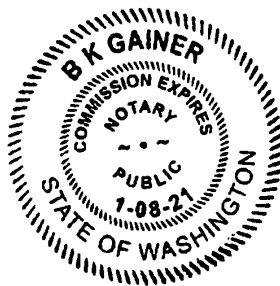


STATE OF WASHINGTON )  
 ) ss:  
 COUNTY OF SKAGIT )

I certify that I know or have satisfactory evidence that BRITTANY FALK is the person who appeared before me and signed this Settlement Agreement and release, acknowledging it to be her free and voluntary act for the uses and purposes mentioned in the instrument.

DATED: June 18, 2020.

BK Gainer  
 Printed Name: BK Gainer  
 NOTARY PUBLIC in and for the State of  
 Washington. My Commission Expires:  
Jan. 08, 2021



## EXHIBIT A

## Legal Description

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

Commencing at the most Easterly corner of Lot 1 of the Plat of Rancho San Juan Del Mar No. 10, as per Plat filed in Volume 9 of Plats, at pages 28 and 29, records of Skagit County, Washington; thence North  $58^{\circ} 14'$  West, a distance of 4.60 Feet to the most Westerly corner of McCorkle Place as shown on said Plat;  
thence North  $31^{\circ} 46'$  East along the Northwesternly line of said McCorkle Place a distance of 50.00 feet; thence North  $49^{\circ} 36' 21''$  West a distance of 101.42 Feet to a Westerly corner of that certain tract of land deeded to Arnold L. Boyle under Auditor's File No. 553733, and the TRUE POINT OF BEGINNING;  
thence South  $25^{\circ} 18' 16''$  West a distance of 59.82 feet to a point on a non-tangent curve to the northwest concave to the south having an initial radial bearing of South  $13^{\circ} 58' 41''$  West;  
thence along the arc of said curve to the left having a radius of 92.00 feet, through a central angle of  $51^{\circ} 37' 17''$ , an arc length of 82.89 feet;  
thence South  $37^{\circ} 38' 36''$  East a distance of 5.00 feet;  
thence South  $52^{\circ} 06' 27''$  West a distance of 4.84 feet to a point of curvature;  
thence southwesterly along the arc of said curve to the left having a radius of 46.25 feet, through a central angle of  $54^{\circ} 28' 15''$ , an arc length of 43.97 feet to a point of compound curvature;  
thence along the arc of said curve to the left having a radius of 185.00 feet, through a central angle of  $31^{\circ} 17' 20''$ , an arc length of 101.03 feet to a point of tangency;  
thence South  $33^{\circ} 39' 08''$  East a distance of 50.99 feet to the Southwesterly extension of said Northwesternly 3 feet of Lot 2;  
thence North  $40^{\circ} 37' 00''$  East a distance of 5.49 feet along said extension to said southwesterly corner of the northwesterly 3 feet of Lot 2, "Plat of Rancho San Juan Del Mar Subdivision No. 10";  
thence South  $23^{\circ} 58' 30''$  East a distance of 44.04 feet along the Southerly boundary of Lot 2, "Plat of Rancho San Juan Del Mar Subdivision No. 10";  
thence South  $50^{\circ} 20' 30''$  West a distance of 26.02 feet to the Southerly most corner of said tract;  
thence North  $33^{\circ} 28' 00''$  West a distance of 8.23 feet;  
thence North  $50^{\circ} 26' 00''$  East a distance of 20.00 feet;  
thence North  $39^{\circ} 34' 00''$  West a distance of 20.00 feet;  
thence South  $50^{\circ} 26' 00''$  West a distance of 17.86 feet;

thence North  $33^{\circ}28'00''$  West a distance 110.80 to a point on the tangent of a curve to the Northeast concave to the Southwest having an initial bearing of South  $56^{\circ}32'00''$  West;  
thence along the arc of said curve to the left having a radius of 984.93 feet, through a central angle of  $8^{\circ}37'13''$ , an arc length of 148.19 feet;  
thence North  $72^{\circ}24'12''$  East a distance of 240.70 feet to the TRUE POINT OF BEGINNING.

Situated in Skagit, County Washington