

**202008120132**08/12/2020 03:55 PM Pages: 1 of 4 Fees: \$106.50
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 19, 2020****Reference Number(s) of Documents assigned or released:**

N/A

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

Michael and Tina Sullivan, husband and wife;

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

Justin M. Falk and Brittany K. Falk, 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 set forth on pages 3-4 of document.

Assessor's Property Tax Parcel/Account Number☐ Assessor Tax # not yet assigned

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

Grantees' parcel number P68416 (3981-000-002-0005)

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 25th Avenue NE, 608
Seattle, WA 98105

QUIT CLAIM DEED

Related documents: N/A

GRANTORS: Michael Sullivan and Tina Sullivan, husband and wife

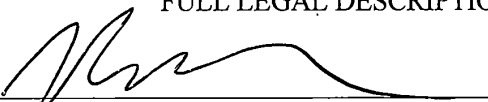
GRANTEES: Justin M. Falk and Brittany K. Falk, husband and wife


LEGAL DESCRIPTION: Full legal on Exhibit A

ASSESSOR'S PARCEL NUMBER: None assigned

Grantors, Michael Sullivan and Tina Sullivan, husband and wife hereby convey and quit claim to Justin M. Falk and Brittany K. Falk, 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


Michael Sullivan


Tina Sullivan

[Acknowledgements follow]

BOUNDARY ADJUSTMENT

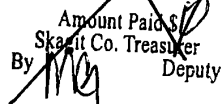
Reviewed and approved in accordance
with Skagit County Code Chapter 14.18


Skagit Co. Planning & Dev. Services

7/22/2020
Date

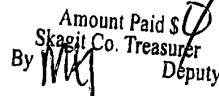
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2020/08/12
AUG 03 2020

Amount Paid \$
By  Skagit Co. Treasurer Deputy

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

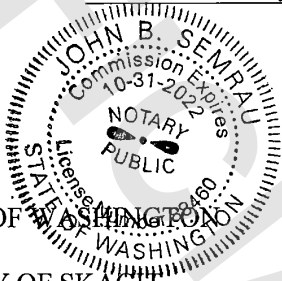
2020/08/12
AUG 12 2020

Amount Paid \$
By  Skagit Co. Treasurer Deputy

STATE OF WASHINGTON)
) ss:
 COUNTY OF SKAGIT)

I certify that I know or have satisfactory evidence that MICHAEL SULLIVAN 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 19, 2020.



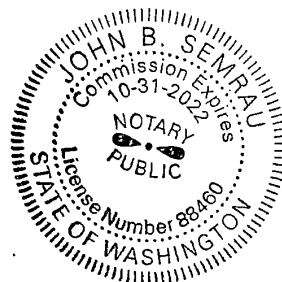
[Signature]

Printed Name: John B. Semrau
 NOTARY PUBLIC in and for the State of
 Washington. My Commission Expires:
10-31-2020

STATE OF WASHINGTON)
) ss:
 COUNTY OF SKAGIT)

I certify that I know or have satisfactory evidence that TINA SULLIVAN 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 19, 2020.



[Signature]

Printed Name: John B. Semrau
 NOTARY PUBLIC in and for the State of
 Washington. My Commission Expires:
10-31-2020

EXHIBIT A

Legal Description

UNRECORDED

THAT PORTION OF GOVERNMENT LOT 1, 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° 14' WEST, A DISTANCE OF 4.60 FEET TO THE MOST WESTERLY CORNER OF MCCORKLE PLACE AS SHOWN ON SAID PLAT AND THE TRUE POINT OF BEGINNING;
THENCE NORTH 31° 46' EAST ALONG THE NORTHWESTERLY LINE OF SAID MCCORKLE PLACE A DISTANCE OF 50.00 FEET; THENCE NORTH 49° 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;
THENCE SOUTH 25° 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° 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° 37' 17", AN ARC LENGTH OF 82.88 FEET;
THENCE SOUTH 37° 38' 36" EAST A DISTANCE OF 5.00 FEET;
THENCE SOUTH 52° 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° 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° 17' 20", AN ARC LENGTH OF 101.03 FEET TO A POINT OF TANGENCY;
THENCE SOUTH 33° 39' 08" EAST A DISTANCE OF 50.99 FEET TO THE SOUTHWESTERLY EXTENSION OF SAID NORTHWESTERLY 3 FEET OF LOT 2;
THENCE NORTH 40° 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 NORTH 23° 58' 30" WEST A DISTANCE OF 98.23 FEET ALONG THE WESTERLY BOUNDARY OF LOT 2 AND LOT 1, PLAT OF RANCHO SAN JUAN DEL MAR SUBDIVISION NO. 10, TO A POINT OF CURVATURE;
THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT AND THE NORTHERLY BOUNDARY OF SAID LOT 1 HAVING A RADIUS OF 67.19 FEET, THROUGH A CENTRAL ANGLE OF 145° 44' 30", AN ARC LENGTH OF 170.91 FEET TO A POINT OF TANGENCY;
THENCE SOUTH 58° 14' 00" EAST ALONG THE NORTHEASTERLY BOUNDARY OF SAID LOT 1 A DISTANCE OF 63.45 FEET TO THE TRUE POINT OF BEGINNING.

SITUATED IN SKAGIT, COUNTY WASHINGTON.