

When recorded return to:

Guardian Northwest Title & Escrow Company
1301 Riverside Drive, Suite B
Mount Vernon, WA 98273
(360) 424-0111

QUIT CLAIM DEED

THE GRANTOR(S)

, Stacey A. Eby, as her separate estate

GNW 20-8257

for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration

in hand paid, conveys and quit claims to Ben W. Eby, an unmarried man

the following described real estate, situated in the County of Skagit, State of Washington together with all after acquired title of the grantor(s) herein:

FOR PROPERTY DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Abbreviated legal description: Property 1: Section 35, Township 34 North, Range 4 East; Ptn NE SE (aka Tract 2, SP No. 95-79)

Tax Parcel Number(s): P29751/340435-0-006-0108 & P29753/340435-0-006-0306

Dated: 11-24-2020

Stacey A. Eby

STATE OF
COUNTY OF

Real Estate Excise Tax
Exempt
Skagit County Treasurer
By Bridget Ibarra
Affidavit No. 2020-5088
Date 11/30/2020

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

Dated: 24 day of November, 2020

Danny L Brown
Signature

NOTARY PUBLIC
Title

My appointment expires: 05/19/2024

DANNY L BROWN
Notary Public
State of Wisconsin

EXHIBIT A**LEGAL DESCRIPTION**

Property Address: 22833 Lake Terrace Lane, Mount Vernon, WA 98274
Tax Parcel Number(s): P29751/340435-0-006-0108 & P29753/340435-0-006-0306

Property Description:

Tract 2 of Skagit County Short Plat No. 95-79, approved November 19, 1979, and recorded November 19, 1979, under Auditor's File No. 7911190061, in Volume 3 of Short Plats, page 212, records of Skagit County, Washington; being a portion of the Southeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ and the Northeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 35, Township 34 North, Range 4 East, W.M..

TOGETHER WITH a non-exclusive for ingress, egress and utilities, over and across the Southerly 7 feet of Tract I of said Short Plat No. 95-79, as delineated on the face of said Short Plat.

ALSO, TOGETHER WITH a non-exclusive easement for ingress, egress and utilities, over and across that certain 20 foot easement lying South of said Short Plat No. 95-79, as delineated on the face of said Short Plat No. 95-79, as delineated on the face of said Short Plat No. 95-79,

EXCEPT that portion of said easement lying West of a line parallel to and 50 feet West of the West line of Tract I of said Short Plat No. 95-79.