

RECORDATION REQUESTED BY/RETURN TO:
TIMIOS, INC. - REFI
5716 CORSA AVE
WESTLAKE VILLAGE, CA 91362

Send Tax Notices to:
ELLEN JOHNSON
2863 FRANKIE BOB RD
BURLINGTON, WA 98233

Real Estate Excise Tax
Exempt
Skagit County Treasurer
By Bridget Ibarra
Affidavit No. 2020-5233
Date 12/09/2020

QUITCLAIM DEED

THE GRANTOR(S)

ELLEN JOHNSON,

for and in consideration of \$0.00

in hand paid, conveys and quit claims to **ELLEN JOHNSON, AN UNMARRIED WOMAN** the following real estate, situated in the County of SKAGIT, State of Washington:

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

Property Address: 2863 FRANKIE BOB RD, BURLINGTON, WA 98233

Abbreviated Legal Description (required if full legal not inserted above.): Section 17, township 36, range 4; PTN, SW 1/4 aka tract "c" short plat #64-72, Skagit county, Washington.

Tax Parcel Number: P49338

Dated: 10-10-2020

Ellen Johnson
ELLEN JOHNSON

STATE OF WASHINGTON)
COUNTY OF Skagit) SS.

I certify that I know or have satisfactory evidence that **ELLEN JOHNSON** is/are the person(s) who appeared before me, and said person(s) acknowledged that she/he/they signed this instrument and acknowledge it to be a free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: 10/10/2020

(Seal)



Linda Dietrick
Notary name printed or typed: Linda Dietrick
Notary Public in and for the State of WA.
Residing at Skagit Cty
My Appointment Expires: 11/03/2020

This instrument was prepared by
BRENT DILLE, Attorney at Law
O/B/O BC LAW FIRM, P.A.
2010 CATON WAY SW 101
OLYMPIA, WA 98502

No title search was performed on the subject property by the preparer. The preparer of this deed makes no representation as to the status of the title nor property use or any zoning regulations concerning the described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and/or their agents, no boundary survey was made at the time of this conveyance.

Exhibit "A"

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON, AND IS DESCRIBED AS FOLLOWS:

PARCEL A:

THAT PORTION OF THE SOUTHWEST 1/4 OF SECTION 17, TOWNSHIP 36 NORTH, RANGE 4 EAST, WILLAMETTE MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 17; THENCE SOUTH 89° 05' 13" EAST ALONG THE SOUTH LINE OF SAID SECTION 17, A DISTANCE OF 833.37 FEET TO AN INTERSECTION WITH THE WESTERLY MARGIN OF L.M. ABBEY (FRIDAY CREEK) COUNTY ROAD; THENCE NORTH 15° 02' 00" WEST ALONG SAID WESTERLY MARGIN, A DISTANCE OF 804.10 FEET; THENCE SOUTH 74° 58' 00" WEST AT RIGHT ANGLES TO SAID WESTERLY MARGIN, A DISTANCE OF 617.93 FEET TO THE WEST LINE OF SAID SOUTHWEST 1/4 OF SECTION 17; THENCE NORTH 02° 39' 00" EAST ALONG SAID WEST LINE OF THE SOUTHWEST 1/4, A DISTANCE OF 250.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUE NORTH 02° 39' 00" EAST ALONG SAID WEST LINE, A DISTANCE OF 204.82 FEET; THENCE NORTH 74° 58' 00" EAST, A DISTANCE OF 200.00 FEET; THENCE SOUTH 02° 39' 00" WEST, PARALLEL WITH SAID WEST LINE OF THE SOUTHWEST 1/4, A DISTANCE OF 204.82 FEET TO A POINT THAT IS NORTH 74° 58' 00" EAST FROM THE TRUE POINT OF BEGINNING; THENCE SOUTH 74° 58' 00" WEST, A DISTANCE OF 200.00 FEET TO THE TRUE POINT OF BEGINNING. (ALSO KNOWN AS TRACT "C" OF THAT CERTAIN SHORT PLAT NO. 64-72, APPROVED SEPTEMBER 20, 1972)

PARCEL B:

THE WEST 1/2 (IN AREA) OF THE FOLLOWING DESCRIBED TRACT; THAT PORTION OF THE SOUTHWEST 1/4 OF SECTION 17, TOWNSHIP 36 NORTH, RANGE 4 EAST, WILLAMETTE MERIDIAN., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 17; THENCE SOUTH 89° 05' 13" EAST ALONG THE SOUTH LINE OF SAID SECTION 833.37 FEET TO AN INTERSECTION WITH THE WESTERLY MARGIN OF L.M. ABBEY (FRIDAY CREEK) COUNTY ROAD; THENCE NORTH 05° 02' 00" WEST ALONG SAID WESTERLY MARGIN 804.10 FEET; THENCE SOUTH 74° 58' 00" WEST AT RIGHT ANGLES TO SAID WESTERLY MARGIN 617/93 FEET TO THE WEST LINE OF SAID SOUTHWEST 1/4 OF SECTION 17; THENCE NORTH 2° 39' 00" EAST ALONG SAID WEST LINE OF THE SOUTHWEST 1/4 250.00 FEET; THENCE CONTINUE NORTH 2° 39' 00" EAST ALONG SAID WEST LINE 204.83 FEET; THENCE NORTH 74° 58' 00" EAST, 200.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 2° 39' 00" WEST PARALLEL WITH SAID WEST LINE OF THE SOUTHWEST 1/4 102.41 FEET; THENCE NORTH 74° 58' 00" EAST, 155.44 FEET; THENCE NORTHWESTERLY TO A POINT THAT IS NORTH 74° 58' 00" EAST, 139.885 FEET FROM THE TRUE POINT OF BEGINNING; THENCE SOUTH 74° 58' 00" WEST, 139.885 FEET TO THE TRUE POINT OF BEGINNING. (ALSO KNOWN AS TRACT "A" OF THAT CERTAIN SHORT PLAT NO. 64-72, APPROVED SEPTEMBER 20, 1972)