

202012140069

12/14/2020 11:14 AM Pages: 1 of 3 Fees: \$105.50
Skagit County Auditor

When recorded return to:

*Michael A. Hahn and Tina R. Hahn
14381 View Moor Drive
Mount Vernon, Washington 98273*

QUIT CLAIM DEED

THE GRANTORS, Michael Hahn and Tina Hahn, husband and wife, for and in consideration of one dollar and other valuable consideration, convey and quitclaim a 50% interest to GRANTEE, Michael A. Hahn and Tina R. Hahn, Trustees of the Michael A. Hahn Trust dated December 1, 2020, and any amendments thereto, and a 50% interest to GRANTEE, Tina R. Hahn and Michael A. Hahn, Trustees of the Tina R. Hahn Trust dated December 1, 2020, and any amendments thereto, the following described real property located at County of Skagit, State of Washington, with any interest therein which Grantors may hereafter acquire:

Abbreviated Legal: Ptn SW NW & Ptn NW SW, 4-33-3 E W.M.

SEE ATTACHED EXHIBIT "A" HERETO FOR FULL LEGAL DESCRIPTION

Situate in the County of Skagit, State of Washington.

Commonly referred to as: 14258 Bountiful Lane, Mt. Vernon, WA 98273

Tax Account Number(s): 330304-3-003-0104, P15399, 330304-2-011-0300, P111058

Subject to all covenants, conditions, restrictions, reservations, agreements and easements of record including, but not limited to, those shown on Schedule "B-1" of Land Title Company's Preliminary Commitment No. 01-166236-OE.

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20205283

DEC 11 2020

Amount Paid \$ 0
By BT Skagit Co. Treasurer Deputy

Dated: November 20, 2020

By:

Michael Hahn
Michael HahnTina Hahn
Tina Hahn

STATE OF WASHINGTON)

COUNTY OF Stag: 7)

) ss.

On this day personally appeared before me Michael Hahn and Tina Hahn to me known to be the individuals described in and who executed the within and foregoing instrument, and acknowledged that they signed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 20th day of November, 2020.

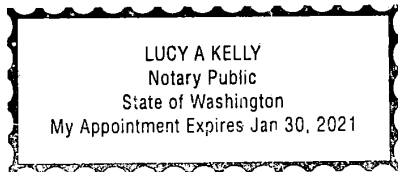
Lucy A. Kelly
Signature of Notary PublicLucy A. KellyPrinted Name of Notary Public in and for the
State of Washington residing at:LaConner WAMy Commission expires: 01/30/2021

Exhibit A

PARCEL "A":

THAT PORTION OF THE SOUTHWEST $\frac{1}{4}$ OF THE NORTHWEST $\frac{1}{4}$ OF SECTION 4,
TOWNSHIP 33 NORTH, RANGE 3 EAST, W.M., DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE NORTHWEST $\frac{1}{4}$ OF SAID SECTION 4;
THENCE NORTH $01^{\circ}02'22''$ WEST, ALONG THE WEST LINE OF SAID SECTION 4, A
DISTANCE OF 105.00 FEET;
THENCE NORTH $89^{\circ}35'52''$ EAST, PARALLEL WITH THE SOUTH LINE OF SAID
NORTHWEST $\frac{1}{4}$ OF SECTION 4, A DISTANCE OF 1,034.15 FEET, MORE OR LESS, TO A
POINT 268.00 FEET WEST OF THE EAST LINE OF THE SOUTHWEST $\frac{1}{4}$ OF THE
NORTHWEST $\frac{1}{4}$ OF SAID SECTION 4;
THENCE SOUTHERLY, PARALLEL WITH AND DISTANT 268.00 FEET WEST OF THE EAST
LINE OF SAID SOUTHWEST $\frac{1}{4}$ OF THE NORTHWEST $\frac{1}{4}$, A DISTANCE OF 105.00 FEET TO
THE SOUTH LINE OF THE SAID NORTHWEST $\frac{1}{4}$;
THENCE SOUTH $89^{\circ}35'52''$ WEST A DISTANCE OF 1,034.15 FEET TO THE POINT OF
BEGINNING.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

PARCEL "B":

THE NORTH 330 FEET OF THE EAST $\frac{1}{2}$ OF THE EAST $\frac{1}{2}$ OF THE NORTHWEST $\frac{1}{4}$ OF THE
SOUTHWEST $\frac{1}{4}$ OF SECTION 4, TOWNSHIP 33 NORTH, RANGE 3 EAST, W.M.,

LESS SOUTH 1 ROD AND DITCH RIGHTS-OF-WAY.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

PARCEL "C":

AN EASEMENT FOR INGRESS, EGRESS AND UTILITIES OVER PROPERTY KNOWN AS
BOUNTIFUL LANE, AS RESERVED IN VARIOUS DOCUMENTS OF RECORD.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

PARCEL "D":

AN EASEMENT FOR INGRESS, EGRESS AND UTILITIES AS CONVEYED IN DOCUMENT
RECORDED ON MARCH 7, 2018, UNDER AUDITOR'S FILE NO. 201803070043, RECORDS OF
SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.