

When recorded return to:
Pharaby Joy Mcferrin Ryan
36302 Ohara Rd
Sedro Woolley, WA 98284

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2021-785

Feb 24 2021

Amount Paid \$1853.00

Skagit County Treasurer
By Chelsea Stalcup Deputy

Filed for record at the request of:

Fidelity National Title

COMPANY OF WASHINGTON, INC.

3500 188th St. SW, Suite 300
Lynnwood, WA 98037-4716

Escrow No.: 611273529

CHICAGO TITLE

620046179

QUIT CLAIM DEED

THE GRANTOR(S)

Stevan Dean Evans, an unmarried man as his separate estate

for and in consideration of Gift with Consideration (half debt) in hand paid, conveys and quit claims to
Pharaby Joy Mcferrin Ryan, an unmarried woman, as her separate estate

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:

See Exhibit "A" attached here to and made a part here of

Abbreviated Legal: Tract A, SP # 28.79, ptm. NW 18.35-7

Tax Parcel Number(s): P43020, 350718-2-006-0317

Dated: February 17, 2021

Stevan Dean Evans
Stevan Dean Evans

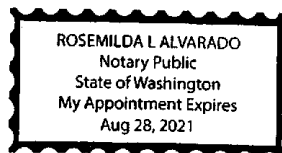
State of WA

County of Skagit

I certify that I know or have satisfactory evidence that

Stevan Dean Evans
is/are the person(s) who appeared before me, and said person(s) acknowledged that
(he/she/they) signed this instrument and acknowledged it to be (his/her/their) free and voluntary act
for the uses and purposes mentioned in this instrument.

Dated: 2/17/2021



Rosemilda Alvarado
Name: Rosemilda Alvarado
Notary Public in and for the State of WA
Residing at: Skagit
My appointment expires: 08/28/2021

EXHIBIT "A"

Order No.: 620046179

For APN/Parcel ID(s): P43020/ 350718-2-006-0317

Tract A of Short Plat No. 28-79, approved July 6, 1979 and recorded July 10, 1979, under Auditor's File No. 7907100063 in Book 3 of Short Plats, page 140, records of Skagit County, Washington, being a portion of Section 18, Township 35 North, Range 7 East, W.M.

TOGETHER WITH a non-exclusive easement for ingress, egress, and utilities over and across and existing private road, over Tract B, as delineated on the face of Short Plat No. 28-79, approved July 6, 1979 and recorded July 10, 1979, under Auditor's File No. 7907100063 in Book 3 of Short Plats, page 140, records of Skagit County, Washington, being a portion of Section 18, Township 35 North, Range 7 East, W.M.

AND TOGETHER WITH a non-exclusive easement for ingress, egress and utilities over and across that portion of the South 16.5 feet of the Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 13, Township 35 North, Range 6 East, W.M., lying Easterly of State Highway No. 20 as conveyed by deed dated November 13, 1957 and recorded January 3, 1958, under Auditor's File No. 560286.

AND TOGETHER WITH a non-exclusive easement for ingress, egress and utilities over and across an existing private dirt road in Government Lot 1, Section 18, Township 35 North, Range 7 East, W.M., as shown on the face of Short Plat No. 103-78, approved July 6, 1979 and recorded July 10, 1979, under Auditor's File No. 7907100001, running from a point near the Southwest corner of said Government Lot 1 in an Easterly direction to the Westerly terminus of a non-exclusive easement for ingress, egress and utilities over and across Tract B of Short Plat No. 28-79, as delineated on the face of said Short Plat, EXCEPT mineral rights reserved by deed dated February 5, 1902 and recorded August 4, 1902, under Auditor's File No. 39527 in Volume 46 of Deeds, page 457.

AND TOGETHER WITH a non-exclusive easement for ingress, egress and utilities over and across that portion of the Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 13, Township 35 North, Range 6 East, W.M., lying South of the following described line:

Beginning at the Southeast corner of the Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of said Section, which point lies South 3°13'07" West 1,304.50 feet South of the Northeast corner of said Section;
thence North 3°13'07" East 109.10 feet to the point of beginning;
thence South 76°31'20" West 300.00 feet to a point which lies 30 feet North of the South line of said Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$;
thence North 88°11'46" West 990 feet, more or less, to the Northeasterly right of way line of State Highway 20 and end of description,

EXCEPT the South 16.5 feet of said Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$.

Situate in the County of Skagit, State of Washington.