

Real Estate Excise Tax
Exempt
Skagit County Treasurer
By Kaylee Oudman
Affidavit No. 20221529
Date 04/13/2022

28618009

QUITCLAIM DEED

This instrument prepared by:

Jay A. Rosenberg, Rosenberg LPA, Washington State Bar Number 50102; 9078 Union Centre Blvd., Suite 350, West Chester, Ohio 45069.

After Recording Return To:

ServiceLink
1355 Cherrington Parkway
Moon Township, PA 15108

Commitment Number: 28618009

Seller's Loan Number: 0576528699

EXEMPT FROM EXCISE TAX
WAC 458-61A-203(1) adding spouse to title

ASSESSOR PARCEL IDENTIFICATION NUMBER:

360518-0-010-0001 P50969

ABBREVIATED LEGAL ptn of the N 1/2 of the SW 1/4 of Section 18, Township 36 North, Range 5 East of the W.M.

L ^W J Karen J. Jacobson nka Karen Lee Absher, married, whose mailing address is 24319 DUVALL DR, SEDRO WOOLLEY, WA 98284, hereinafter grantor, for \$0.00 (Zero Dollars and Zero Cents) in consideration paid, conveys and quitclaims to Karen Lee Absher and Christopher Joseph Absher, wife and husband as Joint Tenants with Right of Survivorship, hereinafter grantees, whose tax mailing address is 24319 DUVALL DR, SEDRO WOOLLEY, WA 98284, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

Situated in the County of Skagit, State of Washington: Parcel A: That portion of the North Half of the Southwest Quarter of Section 18, Township 36 North, Range 5 East of the Willamette Meridian, described as follows: Beginning at a point on the East line of said Southwest Quarter of said Section 18, which point bears North 00 degrees 31'27" East a distance of 1,508.51 feet from the Southeast corner of said Southwest Quarter of said Section 18; Thence South 62 degrees 59'21" West a distance of 75.39 feet; Thence North 87 degrees 29'31" West a distance of 191.02 feet; Thence North 70 degrees 43'40" West a distance of 307.83 feet; Thence North 01 degrees 22'50" East a distance of 32.80 feet to a point in the centerline of Thompson's Gulch, and which point is the true point of beginning of this description; Thence continue North 01 degrees 22'50" East along the centerline of Thompson's Gulch a distance of 80.20 feet; Thence North 20 degrees 29'25" West a distance of 58.94 feet; Thence North 71 degrees 56'56" West a distance of 994.96 feet to a point on the curve of the Easterly right-of-way line of the abandoned Northern Pacific Railroad Grade, at which point the tangent to said curve bears South 43 degrees 25'04" West; Thence Southwesterly along said curve to the right having a radius of 1,859.32 feet, an arc distance of 117.15 feet; Thence South 47 degrees 01'40" West along the Easterly right-of-way line of said abandoned railroad a distance of 21.44 feet; Thence South 71 degrees 56'56" East a distance of 1,118.62 feet to the true point of beginning of this description. **Parcel B:** A non-exclusive easement for ingress, egress and utilities 60 feet wide as described in instrument recorded February 4, 1983, under Auditor's File No. 8302040021, records of Skagit County, Washington.

Property Address is: 24319 DUVALL DR, SEDRO WOOLLEY, WA 98284.

Prior instrument reference: 201606300074

Together with all the after acquired title of the grantor herein

The grantees by signing the acceptance below, evidence their intention to acquire said premises as joint tenants with right of survivorship, and not as tenants in common

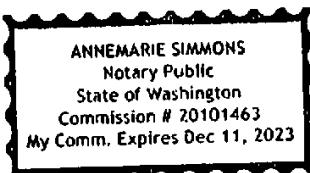
Accepted and Approved, and executed by the undersigned on 07, June, 2021


Karen J. Jacobson nka Karen Lee Absher


Christopher Joseph Absher

STATE OF WA.
COUNTY OF SKAGIT

The foregoing instrument was acknowledged before me on 07, June, 2021 by **Karen J. Jacobson nka Karen Lee Absher and Christopher Joseph Absher** who are personally known to me or have produced Drivers Lic. as identification, and furthermore, the aforementioned persons have acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.




AnneMarie Simmons
Notary Public