

This document prepared by
(and after recording return to):
Orange Coast Lender Services
1000 Commerce Drive, Suite 520
Pittsburgh, PA 15275

728170

Send Tax Statement to:
Jason Reger and Christina Reger
28249 Lake Cavanaugh Rd
Mount Vernon, WA 98274

Real Estate Excise Tax
Exempt
Skagit County Treasurer
By Lena Thompson
Affidavit No. 20221739
Date 04/27/2022

202420-LT

QUIT CLAIM DEED**KNOW ALL MEN BY THESE PRESENTS THAT:**

FOR VALUABLE CONSIDERATION OF ONE and 00/100 DOLLARS (\$1.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged **Jason E. Reger and Christina M. Reger aka Christina M. Hopkins, husband and wife**, hereafter referred to as "Grantors", do hereby remise, release, convey and forever quitclaim to **Jason E. Reger and Christina M. Reger, husband and wife** hereinafter "Grantee", the following described estate, situated in the County of Skagit, State of Washington:

P118479 Ptn NW SW, 23-33-05

The Land is described as follows:

Parcel "A":

That portion of the following described property which lies Northwesterly of Lake Cavanaugh Road No. 358:

That portion of the Northwest 1/4 of the Southwest 1/4 of Section 23, Township 33 North, Range 5 East, W.M., described as follows:

Beginning at a point on the East line of said Northwest 1/4 of the Southwest 1/4, 500 feet North of the Southeast corner of said subdivision:
thence due North along the East line of said subdivision a distance of 320 feet;
thence North 77°00' West a distance of 554 feet;
thence South 41°30' West a distance of 187 feet;
thence South 65°00' East a distance of 732 feet to the point of beginning;

Except that portion lying Easterly of the line shown on survey recorded October 31, 1984, under Auditor's File No. 8410310011, which was established as the East line of subject property by Judgment entered January 23, 1985 in Skagit County Superior Court Cause No. 83-2-00521-6,

And Except that portion which lies within the right of way of Lake Cavanaugh Road No. 358.

Situate in the County of Skagit, State of Washington.

Parcel "B":

That portion of the Northwest 1/4 of the Southwest 1/4 of Section 23, Township 33 North, Range 5 East, W.M., described as follows:

Beginning at the Southwest corner of said Section 23, said corner being common to Sections 23, 22, 26 and 27;

thence North $1^{\circ}37'15''$ East a distance of 1,312.86 feet to the Southwest corner of the Northwest 1/4 of the Southwest 1/4 of said Section 23;

thence South $89^{\circ}43'49''$ East a distance of 425.33 feet to a point on a 7° curve to the left having a tangent bearing North $40^{\circ}42'07''$ East; thence Northeasterly along said curve a distance of 205.93 feet to the P.T. of said curve;

thence North $26^{\circ}17'13''$ East a distance of 352.15 feet;

thence North $52^{\circ}02'56''$ East a distance of 10.26 feet;

thence North $26^{\circ}20'58''$ West a distance of 53.81 feet to the true point of beginning;

thence continuing North $26^{\circ}20'58''$ West a distance of 150.47 feet;

thence North $48^{\circ}32'01''$ East a distance of 116.53 feet;

thence South $65^{\circ}00'00''$ East a distance of 154.30 feet;

thence South $52^{\circ}02'56''$ West a distance of 128.54 feet;

thence South $37^{\circ}57'04''$ East a distance of 10.00 feet to the P.C. of a 10.66° curve to the left;

thence Southwesterly along said curve a distance of 88.51 feet to the true point of beginning.

Situate in the County of Skagit, State of Washington.

Being the same property conveyed to Jason E. Reger and Christina M. Hopkins, by Richard Sheppard and Heather Sheppard, Deed dated 6/27/2016, Recorded 6/30/2016, in Book, Page, Instrument Number 201606300177, in the County of Skagit, and State of Washington.

More commonly known as: 28249 Lake Cavanaugh Road, Mount Vernon, WA 98274

Parcel ID: P118479

Dated September 21, 2021.

GRANTOR:

Jason E. Reger

Christina M. Reger fka Christina M. Hopkins

State of Washington)

County of Skagit) ss.

On this, the 21st day of September, 2021, before me, the undersigned officer, personally

appeared

Jason E Reger and Christina M Reger
fka Christina M Hopkins

known to me or satisfactorily proven to be the persons whose names are subscribed to the within instrument, and acknowledged that they executed the same for the purposes therein contained.

In witness whereof, I hereunto set my hand and official seal.

Loren R Vansant
Notary Public in and for the State of WA
Washington, residing in Stanwood, WA

My Commission expires:
10-23-2024.

