



202207180080

07/18/2022 01:49 PM Pages: 1 of 4 Fees: \$206.50
Skagit County Auditor

When recorded return to:

Manuel Canales
7902 NE Cape Horn Road
Concrete, WA 98237

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2022 2950
JUL 18 2022

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

QUIT CLAIM DEED

THE GRANTOR(S) Michelle Canales, Spouse of Manuel Canales for and in consideration of NO MONETARY CONSIDERATION, TO ESTABLISH SEPARATE PROPERTY in hand paid, conveys and quit claims to Manuel Canales, a married man as his separate property 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:

Full Legal Description Attached as "Exhibit A"

Abbreviated Legal: Ptn Gov Lot 1 in 26-35-9

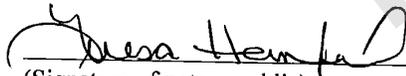
Tax Parcel Number(s): 350926-0-023-0003 / P44716

Dated: 7-15-22


Michelle Canales

State of Washington
County of Skagit

This record was acknowledged before me on July 15, 2022 (date) by
Michelle Canales (Michelle Canales).


(Signature of notary public)

(Title of office): Notary Public

My commission expires: 4-19-26

Stamp/Seal:



Exhibit AParcel A:

That portion of Government Lot 1, Section 26, Township 35 North, Range 9 East, W.M., more particularly described as follows:

Beginning at a point marked by an iron pipe on the South side of the County road and South 23° East 20 feet distant from a maple tree, said point of commencement being also about 13 feet distant in a Southerly direction from the initial point of Rockport;
thence North 58°03'30" East along the Southerly margin of County road 124 feet to an iron pipe set by the City of Seattle, which point is the true point of beginning of this description;
thence continuing North 58°03'30" East 90 feet;
thence South 31°56'30" East 86 feet;
thence South 58°03'30" West 90 feet;
thence North 31°56'30" West 86 feet to the iron pipe which is the true point of beginning.

Situate in the County of Skagit, State of Washington.

Parcel B:

That portion of Government Lot 1, Section 26, Township 35 North, Range 9 East, W.M., described as follows:

Beginning at a point marked by an iron pipe on the South side of the County road as now traveled, and South 23° East 20 feet distant from a maple tree about 3 feet in diameter, said point of commencement being also about 13 feet distant in a Southerly direction from the initial point of Rockport, Washington;
thence North 58°03'30" East along the Southerly margin of the County road 245 feet to an iron pipe set by the City of Seattle, which point is the true point of beginning of this description;
thence continue North 58°03'30" East 375.92 feet;
thence South 1°34'30" West 30.82 feet;
thence South 43°00'00" West 232.50 feet;
thence South 58°03'30" West 134.30 feet;
thence North 31°56'30" West 86.0 feet to the true point of beginning.

EXCEPT that portion thereof described as follows:

Starting at a point known to be the initial point of survey of the Town of Rockport, County of Skagit, State of Washington;
thence running on a bearing of South 21°00'03" East a distance of 13.0 feet;

thence running on a bearing of North 58°03'30" East a distance of 353 feet, more or less, to a point situated in the center of a dry creek bed which is the true point of beginning of this description;
thence from said true point of beginning continue on the above said bearing North 58°03'30" East a distance of 267.92 feet;
thence South 1°34'30" East a distance of 30.82 feet;
thence South 43°00'00" West a distance of 227 feet, more or less, to the center of above said dry creek bed;
thence Northerly along the center of said dry creek bed a distance of 90.0 feet, more or less, to the true point of beginning.

Situated in the County of Skagit, State of Washington.

Parcel C:

That portion of Government Lot 1, Section 26, Township 35 North, Range 9 East, W.M., described as follows:

Beginning at a point marked by an iron pipe on the South side of the County road as now traveled, and South 23° East 20 feet distant from a maple tree about 3 feet in diameter, said point of commencement being also about 13 feet distant in a Southerly direction from the initial point of Rockport, Washington;
thence North 58°03'30" East along the Southerly margin of the County road 214 feet to an iron pipe set by the City of Seattle, which is the true point of beginning of this description;
thence continuing North 58°03'30" East 31 feet;
thence South 31°56'30" East 86 feet;
thence South 58°03'30" West 31 feet;
thence North 31°56'30" West 86 feet to the iron pipe which is the true point of beginning.

Situated in the County of Skagit, State of Washington.