

AFTER RECORDING MAIL TO:

Bayan Olwyn Torvinen
PO Box 406
Concrete WA 98237

Real Estate Excise Tax
Exempt
Skagit County Treasurer
By Lena Thompson
Affidavit No. 20223868
Date 09/19/2022

Filed for Record at Request of:
First American Title Insurance Company

Space above this line for Recorders use only

QUIT CLAIM DEED

QNW 21-13785

File No: 4221-3854759 (TRS)

Date: September 15, 2022

Grantor(s): **Torvinen, Bayan Olwyn**

Grantee(s): **Torwin, Bayan Olwyn; Torvinen, Skeeter J.**

Abbreviated Legal: **Lot 1, SP PL04-0715, AF #200603090163, TGW Ptn SE NE, 9-35-8**

Additional Legal on page:

Assessor's Tax Parcel No(s): **P43551/35080900200008**

THE GRANTOR(S) Bayan Olwyn Torwin, a married person for and in consideration of **love and affection to establish community property** in hand paid, conveys and quit claims to **Bayan Olwyn Torwin and Skeeter J. Torvinen, a married couple**, 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:

LEGAL DESCRIPTION: Real property in the County of Skagit, State of Washington, described as follows:

Lot 1, Skagit County Short Plat No. PL-04-0715, approved February 17, 2006 and recorded March 9, 2006 under Skagit County Auditor's File No. 200603090163, being a portion of the Northeast 1/4 of Section 9, Township 35 North, Range 8 East, W.M.

TOGETHER WITH that portion of the Southeast 1/4 of the Northeast 1/4 of Section 9, Township 35 North, Range 8 East, W.M., lying Northerly of the following described line:
Commencing at the intersection of the Northerly right-of-way margin of Grassmere Road with the East line of said Section 9;
thence North 79°09'31" West (called North 79°58' West on previous descriptions) for a distance of 413.80 feet;
thence North 1°01'31" West (called North 1°50' West on previous descriptions) for a distance of 624.76 feet to a point on an East-West fence line and being the TRUE POINT OF BEGINNING of said line description:

thence along said East-West fence line as follows:
South 86°36'04" West for a distance of 12.97 feet;

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thence South 89°52'20" West for a distance of 83.28 feet;
thence South 89°52'57" West for a distance of 93.20 feet;
thence North 89°40'33" West for a distance of 68.39 feet;
thence South 88°51'53" West for a distance of 86.70 feet;
thence North 88°27'08" West for a distance of 34.30 feet;
thence South 82°32'18" West for a distance of 16.95 feet, more or less, to the
Northeast corner of that certain tract of land conveyed to James D. Wilson by Deed
recorded under Skagit County Auditor's File No. 208787;
thence continue along said fence line South 88°26'01" West for a distance of 29.82
feet;
thence South 86°47'16" West for a distance of 58.98 feet;
thence South 85°00'15" West for a distance of 26.49 feet;
thence South 86°08'57" West for a distance of 49.18 feet;
thence South 86°40'49" West for a distance of 26.62 feet, more or less, to an East line
of Lot 1, Skagit
County Short Plat No. PL-04-0715, approved February 17, 2006 and recorded March 9,
2006 under Skagit County Auditor's File No. 200603090163 at a point bearing South
0°32'37" West a distance of
64.66 feet from an angle point on the property line of said Lot 1;
thence South 86°40'49" West for a distance of 9.51 feet, more or less, to the West line
of that certain parcel conveyed to W. L. and Eula Connally by Deed recorded in Volume
104 of Deeds, page 487 and being the terminus of said line.
EXCEPT any portion thereof lying Easterly and Southerly of the following described
line:
Commencing at the intersection of the Northerly right-of-way margin of the County
road (Grassmere Road) with the East line of said Section 9;
thence North 79°09'31" West (called North 79°58' West on previous descriptions)
along the Northerly margin of said Grassmere Road for a distance of 413.80 feet to the
POINT OF BEGINNING of said line description;
thence North 1°01'31" West (called North 1°50' West on previous descriptions) for a
distance of 624.76 feet to a point on an East-West fence line at a point bearing South
86°36'04" West a distance of 1.3 feet from the Southeast fence corner;
thence continue North 1°01'31" West for a distance of 47.94 feet, more or less, to the
Northeast corner of that certain parcel conveyed to John and Michelle Zitkovich,
husband and wife, by Statutory Warranty Deed recorded under Skagit County Auditor's
File No. 9110070051, also being a corner on
the South line of said Lot 1, Skagit County Short Plat No. PL-04-0715;
thence continue North 1°01'31" West for a distance of 75.29 feet to a Northwest
corner of said fence line;
thence North 86°40'31" East along the North line of said fence for a distance of 17.67
feet, more or less, to the East line of said Lot 1, Short Plat No. PL-04-0715 at a point
bearing South 0°32'37" West and a distance of 26.02 feet from the Northeast corner of
said Lot 1 and also being the terminus of said line description.
ALSO EXCEPT that portion of said Lot 1 lying Southerly and Easterly of the following
described line:
Commencing at the intersection of the Northerly right-of-way margin of Grassmere
Road with the East line of said Section 9;

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thence North 79°09'31" West (called North 79°58' West on previous descriptions) for a distance of 413.80 feet;
thence North 1°01'31" West (called North 1°50' West on previous descriptions) for a distance of 624.76 feet to a point on an East-West fence line;
thence along said East-West fence line as follows:
South 86°36'04" West for a distance of 12.97 feet;
thence South 89°40'33" West for a distance of 83.28 feet;
thence South 89°52'20" West for a distance of 93.20 feet;
thence North 89°40'33" West for a distance of 68.39 feet;
thence South 88°51'53" West for a distance of 86.70 feet;
thence North 88°27'08" West for a distance of 34.30 feet;
thence South 82°32'18" West for a distance of 16.95 feet, more or less, to the Northeast corner of that certain tract of land conveyed to James D. Wilson by Deed recorded under Skagit County Auditor's File No. 208787;
thence continue along said fence line South 88°26'01" West for a distance of 29.82 feet;
thence South 86°47'16" West for a distance of 58.98 feet;
thence South 85°00'15" West for a distance of 26.49 feet;
thence South 86°08'57" West for a distance of 49.18 feet;
thence South 86°40'49" West for a distance of 26.62 feet, more or less, to an East line of Lot 1, Skagit County Short Plat No. PL-04-0715, approved February 17, 2006 and recorded March 9, 2006 under Skagit County Auditor's File No. 200603090163 at a point bearing South 0°32'37" West a distance of 64.66 feet from an angle point on the property line of said Lot 1 and being the TRUE POINT OF BEGINNING of said line description;
thence continue along said fence line South 86°40'49" West for a distance of 10.10 feet;
thence South 33°41'25" West for a distance of 11.77 feet;
thence South 0°15'18" East for a distance of 33.97 feet;
thence South 0°33'30" East for a distance of 143.09 feet;
thence South 0°19'50" East for a distance of 190.99 feet;
thence South 7°11'05" West for a distance of 112.30 feet, more or less, to said Northerly right-of-way margin of Grassmere Road at a point bearing North 79°09'31" West a distance of 23.75 feet from the Southeast corner of said Lot 1, Short Plat No. PL-04-0715 and being the terminus of said line.

Situate in the County of Skagit, State of Washington.


Bayan Olwyn Torwin

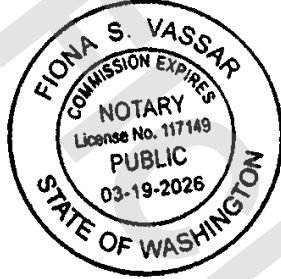
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STATE OF Washington)

COUNTY OF Skagit)-ss.
)This record was acknowledged before me on 9/15/22 by Bayan Olwyn
Torwin .Fiona S. Vassar
Notary Public
My commission expires: 3/19/26