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SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20236262

Apr 27 2023

Amount Paid \$10.00
Skagit County Treasurer
By Lena Thompson Deputy

Reference #:

Grantor(s): Juli Hansen

Grantee(s): David Hansen

Assessor's Tax Parcel Number: 34040720040200, P125043

QUIT CLAIM DEED

The grantor, Juli Hansen, for and in consideration of effectuation of property division per Final Divorce Order (Dissolution Decree) filed under King County Superior Court Cause No. 22-3-04380-0, conveys and quit claims to David Hansen, the following described real estate, situated in the County of Skagit, State of Washington, together with all after acquired title of the grantor therein:

Legal Description:

All that portion of the West ½ of the Southeast ¼ of the Northwest ¼ in Section 7, Township 34 North, Range 4 East W.M., as said aliquot part is referred to as PARCEL "C" in that certain Quit Claim Deed dated October 22, 1997 and recorded under Auditor's File No. 971240091, records of Skagit County, Washington, being more particularly described as follows:

Beginning at the Southeast corner of Tract 1, Skagit County Short Plat No. 33-38, approved August 19, 1988 and recorded September 21, 1988 in Volume 8 of Short Plats, Page 70, under Auditor's File NO. 8809210019, as said Tract was conveyed to Debra Ann Richards by Quit Claim Deed dated April 16, 1997 and recorded under Auditor's File No. 9704240024, records of said County and State;

thence South 0° 37' 54" West along the Southerly extension of the East line of said portion of Tract 1, 32.78 feet;

thence South 78° 20' 45" West, 26.43 feet;

thence South 71° 49' 17" West 84.81 feet;

thence South 80° 49' 02" West, 37.45 feet to the beginning of the curve to the right, said curve having a radius of 18.00 feet;

thence Westerly and Northerly, following said curve to the right through a central angle of 98° 31' 33", an arc distance of 30.95 feet to the end of said curve;

thence North 0° 39' 26" west, 157.01 feet;

thence North 05° 54' 13" West, 114.22 feet to the South right-of-way margin of

McCorquedale Road;
 thence South 87° 34' 29" East along said South right-of-way margin, 94.94 feet to the
 Northerly extension of the West line of said Tract 1;
 thence South 0° 37' 54" West along said Northerly extension; 13.51 feet to the Northwest
 corner of said Tract 1;
 thence South 0° 37' 54" West along the West line of said Tract 1, 196.49 feet to the
 Southwest corner thereof;
 thence South 87° 34' 29" East along the South line of said Tract 1, 85.76 feet to the point
 of beginning

The Real Property or its address is commonly known as: 18330 West McCorquedale Road

DATED: 3/22, 2023.

GRANTOR: Juli Hansen

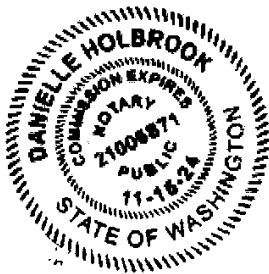
State of Washington)

) ss

County of KING)

I certify that I know or have satisfactory evidence that JULI HANSEN is the person who
 appeared before me, and said person acknowledged that she signed this instrument and
 acknowledged it to be her free and voluntary act for the uses and purposes mentioned in the
 instrument.

GIVEN under my hand and official seal this 22nd day of March, 2023.



Danielle Holbrook
 Typed Name: Danielle Holbrook
 NOTARY PUBLIC in and for the State of Washington,
 residing at Maple Valley WA
 Appt. Exp.: 11-18-24

All that portion of the West $\frac{1}{2}$ of the Southeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ in Section 7, Township 34 North, Range 4 East W.M., as said aliquot part is referred to as PARCEL "C" in that certain Quit Claim Deed dated October 22, 1997 and recorded under Auditor's File No. 971240091, records of Skagit County, Washington, being more particularly described as follows:

Beginning at the Southeast corner of Tract 1, Skagit County Short Plat No. 33-38, approved August 19, 1988 and recorded September 21, 1988 in Volume 8 of Short Plats, Page 70, under Auditor's File NO. 8809210019, as said Tract was conveyed to Debra Ann Richards by Quit Claim Deed dated April 16, 1997 and recorded under Auditor's File No. 9704240024, records of said County and State;
thence South $0^{\circ} 37' 54''$ West along the Southerly extension of the East line of said portion of Tract 1, 32.78 feet;
thence South $78^{\circ} 20' 45''$ West, 26.43 feet;
thence South $71^{\circ} 49' 17''$ West 84.81 feet;
thence South $80^{\circ} 49' 02''$ West, 37.45 feet to the beginning of the curve to the right, said curve having a radius of 18.00 feet;
thence Westerly and Northerly, following said curve to the right through a central angle of $98^{\circ} 31' 33''$, an arc distance of 30.95 feet to the end of said curve;
thence North $0^{\circ} 39' 26''$ west, 157.01 feet;
thence North $05^{\circ} 54' 13''$ West, 114.22 feet to the South right-of-way margin of McCorquedale Road;
thence South $87^{\circ} 34' 29''$ East along said South right-of-way margin, 94.94 feet to the Northerly extension of the West line of said Tract 1;
thence South $0^{\circ} 37' 54''$ West along said Northerly extension; 13.51 feet to the Northwest corner of said Tract 1;
thence South $0^{\circ} 37' 54''$ West along the West line of said Tract 1, 196.49 feet to the Southwest corner thereof;
thence South $87^{\circ} 34' 29''$ East along the South line of said Tract 1, 85.76 feet to the point of beginning