



**202306090047**

06/09/2023 01:24 PM Pages: 1 of 4 Fees: \$206.50  
Skagit County Auditor

**AFTER RECORDING RETURN TO:**

Christopher Hann  
4426 edgemont pl  
Mount Vernon, Washington  
98273

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

20230609

JUN 09 2023

Amount Paid \$  
Skagit Co. Treasurer  
By Deputy

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**QUIT CLAIM DEED**

**DATED:** June 3 2023

**PREPARED BY:** christopher hann  
4426 edgemont pl Mount Vernon, Washington 98273

**ABBREVIATED LEGAL DESCRIPTION (SEE PAGE TWO (2) FOR FULL DESCRIPTION):**

(0.3400 ac) THAT PORTION OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 15, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M. MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF TRACT A, MOUNT VERNON SHORT PLAT NO. 12-77, APPROVED JULY - Abbreviated Legal Description, click the Assessment Details link above for viewing the full LEGAL DESCRIPTION

**ASSESSOR'S PROPERTY TAX PARCEL NO:** P107270

**REFERENCE NUMBERS OF RELATED DOCUMENTS:** N/A

**GRANTORS:** Christopher Hann and Tessa Shaw (formerly Hann)

**GRANTEE:** Christopher Hann

**QUIT CLAIM DEED**

State of Washington

Skagit County

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of One Dollar (\$1.00) and other good or valuable consideration, if any, in hand paid to the "Grantor(s)" known as:

Christopher Hann and Tessa Shaw (formerly Hann), a divorced couple, with Christopher Hann residing at 4426 edgemont pl, 4426 edgemont pl, Mount Vernon, Washington, 98273 and Tessa Shaw (formerly Hann) residing at 1198 NW Kathleen, Oak Harbor, Washington, 98277.

The receipt whereof is hereby acknowledged, the undersigned hereby conveys and quitclaims to Christopher Hann, a married individual, residing at 4426 edgemont pl, 4426 edgemont pl, Mount Vernon, Washington, 98273 (hereinafter the "Grantee(s)"), all the rights, title, interest, and claim in or to the following described real estate, situated in Skagit County, Washington, to-wit:

(0.3400 ac) THAT PORTION OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 15, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M. MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF TRACT A, MOUNT VERNON SHORT PLAT NO. 12-77, APPROVED JULY 25, 1977, FILED JULY 25, 1977, IN BOOK 2 OF SHORT PLATS, PAGE 90, RECORDED JULY 25, 1977 UNDER AUDITORS FILE NO. 861362; BEING A PORTION OF LOT 1, MONTE VISTA TERRACE ADDITION TO SKAGIT COUNTY, WASHINGTON, AS PER PLAT RECORDED IN VOLUME 8 OF PLATS, PAGES 20 AND 21, RECORDS OF SKAGIT COUNTY, WASHINGTON; THENCE NORTH 87-55-20 WEST 63.19 FEET ALONG THE EXTENSION OF THE NORTH LINE OF SAID TRACT A TO THE WESTERLY LINE OF PARCEL D OF THE LAND DESCRIBED IN DEED TO RICHARD D AND PENELOPE B CEJKA RECORDED UNDER AUDITORS FILE NO. 9001300138, RECORDS OF SKAGIT COUNTY, WASHINGTON; THENCE SOUTH 00-29-19 WEST 240.01 FEET ALONG SAID WESTERLY LINE TO THE SOUTH LINE OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 15, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M.; THENCE SOUTH 89-24-02 EAST 62.70 FEET ALONG SAID SOUTH LINE TO THE SOUTHWEST CORNER OF SAID TRACT A; THENCE NORTH 00-35-58 EAST 238.38 FEET ALONG THE WEST LINE OF SAID TRACT A TO THE POINT OF BEGINNING.

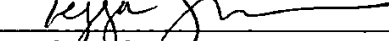
**TO HAVE AND TO HOLD**, all and singular the described property, together with the tenements, hereditaments, and appurtenances belonging, or in anywise appertaining thereto, unto the Grantee(s), and their heirs and assigns forever.

**IN WITNESS WHEREOF**, the Grantor(s) has duly executed this Quit Claim Deed as of June 3 2023.

**Grantor's Signature**  Date June 3 2023

**Print Name:** Christopher Hann

**Address:** 4426 edgemont pl, 4426 edgemont pl, Mount Vernon, Washington, 98273

**Grantor's Signature**  Date June 3 2023

**Print Name:** Tessa Shaw (formerly Hann)

**Address:** 1198 NW Kathleen, Oak Harbor, Washington, 98277

**NOTARY ACKNOWLEDGMENT**

State of Washington)

County of Island)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that ~~Christopher Hann & Tess~~ <sup>Shawn</sup> whose names are signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, they, executed the same voluntarily on the day the same bears date.

Given under my hand this 3<sup>rd</sup> day of June, 2023

Bonnie J Sugatan (SEAL)  
Notary Public

My Commission Expires: Feb. 11, 2027