

**FILED FOR RECORD AT REQUEST OF:**

ELDER LAW OFFICES OF  
MEYERS, NEUBECK & HULFORD, P.S.  
2828 Northwest Avenue  
Bellingham, WA 98225

Real Estate Excise Tax  
Exempt  
Skagit County Treasurer  
By Lena Thompson  
Affidavit No. 20238800  
Date 11/17/2023

**WHEN RECORDED RETURN TO:**

SANDRA KAY SCHATZ  
18269 E. Chinook Drive  
Burlington, WA 98233

**QUIT CLAIM DEED**

**GRANTOR:** DEAN E. SCHATZ, by and through their Attorney-in-Fact, SANDRA KAY SCHATZ, under the Durable General Power of Attorney dated May 28, 2013

**GRANTEE:** SANDRA KAY SCHATZ

**PARCEL NO:** P23681 NW 1/4, Section 6, Township 34N, Range 4E, WM

**LEGAL DESCRIPTION:** ~~NW 06-34-04E, W.M.~~ (Full legal on pages 1&2)

**REFERENCE NOS:** 8012190045 (Previous Deed)  
202311170010 (DPA)

The Grantor, DEAN E. SCHATZ, by and through their Attorney-in-Fact, SANDRA KAY SCHATZ, under the Durable General Power of Attorney dated May 28, 2013, husband for no consideration, conveys and quit claims to Grantee, SANDRA KAY SCHATZ, wife as their 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 therein:

THAT PORTION OF THE NORTHWEST ¼ OF SECTION 6, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M., DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 10, PLAT OF "KINGSGATE DIVISION NO. 1", ACCORDING TO THE PLAT RECORDED IN VOLUME 10 OF PLATS, PAGE 41, RECORDS OF SKAGIT COUNTY, WASHINGTON, SAID CORNER ALSO BEING THE NORTHWEST CORNER OF THAT CERTAIN TRACT OF LAND CONVEYED TO AADNE BAKKE AND RUTH BAKKE, HUSBAND AND WIFE, BY INSTRUMENT RECORDED UNDER AUDITOR'S FILE NO. 729066; THENCE SOUTH 88°56'20" EAST (CALLED "EAST" IN PREVIOUS DESCRIPTION) ALONG THE NORTH

LINE OF SAID TRACT CONVEYED UNDER AUDITOR'S FILE NO. 729066, 120.00 FEET; THENCE SOUTH 0°13'00" EAST PARALLEL WITH THE EAST LINE OF SAID PLAT, 150.01 FEET; THENCE NORTH 88°56'20" WEST PARALLEL WITH SAID NORTH LINE 120.00 FEET TO AN INTERSECTION WITH SAID EAST PLAT LINE; THENCE NORTH 0°13'00" WEST ALONG SAID EAST LINE 150.01 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS, ROADWAY, PUBLIC AND PRIVATE UTILITIES, OVER, UNDER AND UPON THAT PORTION OF THE NORTHWEST ¼ OF SECTION 6, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M., DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 10, PLAT OF "KINGSGATE DIVISION NO. 1", ACCORDING TO THE PLAT RECORDED IN VOLUME 10 OF PLATS, PAGE 41, RECORDS OF SKAGIT COUNTY, WASHINGTON; THENCE SOUTH 88°56'20" EAST ALONG THE EASTERLY EXTENSION OF THE NORTHERLY MARGIN OF EAST CHINOOK DRIVE IN SAID PLAT, 194.59 FEET TO AN INTERSECTION WITH THE ARC OF A CURVE, THE CENTER OF SAID CURVE BEING SOUTH 47°07'43" EAST 45.00 FEET FROM SAID INTERSECTION; THENCE EASTERLY, SOUTHERLY AND WESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING RADIUS OF 45.00 FEET, THROUGH A CENTRAL ANGLE OF 276°22'46", AN ARC DISTANCE OF 217.07 FEET TO AN INTERSECTION WITH THE EASTERLY EXTENSION OF THE SOUTHERLY MARGIN OF SAID EAST CHINOOK DRIVE; THENCE NORTH 88°56'20" WEST ALONG SAID EASTERLY EXTENSION, 193.25 FEET TO THE NORTHEAST CORNER OF LOT 9 OF SAID PLAT; THENCE NORTH 0°13'00" WEST ALONG THE EAST LINE OF SAID PLAT 60.02 FEET TO THE POINT OF BEGINNING, EXCEPT THAT PORTION OF SAID EASEMENT WHICH LIES WITHIN THE ABOVE DESCRIBED MAIN TRACT.

SITUATE IN THE COUNT OF SKAGIT, STATE OF WASHINGTON.

Dated this 26th day of October, 2023.

  
 DEAN E. SCHATZ by and through their  
 Agent SANDRA KAY SCHATZ

