



202312290034

12/29/2023 11:13 AM Pages: 1 of 5 Fees: \$207.50  
Skagit County Auditor

When Recorded Return To:

Mark W. Licker  
PO Box 332  
Bow, WA 98232

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

20239204  
DEC 29 2023

Amount Paid \$0  
Skagit Co. Treasurer  
By *KE* Deputy

QUIT CLAIM DEED

Reference # \_\_\_\_\_ (if applicable)

Grantor- MARK W. LICKER and DEBORAH K. LICKER

Grantee- MARK W. LICKER

Legal Description: *P49173 P119750*  
~~ABBREVIATED LEGAL~~

PARCEL A *LOT 4, SP PL-04-01312, AF# 20067200045*

(14.9000 AC) CU F&A #69 AF#750790 1973; PARCEL 'A' A PORTION OF LOT 4 OF SHORT PLAT#PL04-0131 AF#200607200045 DESCRIBED AS FOLLOWS: THAT PORTION OF SECTION 8, TOWNSHIP 36 NORTH, RANGE 4 EAST, W.M. COUNTY OF SKAGIT, STATE OF WASHINGTON, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 8; THENCE SOUTH, ALONG THE EAST LINE OF SAID NORTHEAST QUARTER OF THE NORTHWEST QUARTER, SOUTH 00-41-29 EAST, A DISTANCE OF 1319.58 FEET TO THE SOUTHEAST CORNER OF SAID NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 8; THENCE NORTH 88-34-45 WEST, ALONG THE NORTH LINE OF SHORT PLAT 90-80, PER AUDITOR'S FILE NUMBER 8104090004, IN BOOK 5 OF SHORT PLATS, PAGE 48, RECORDS OF SKAGIT COUNTY, WASHINGTON, A DISTANCE OF 1377.97 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 07-12-41 EAST, A DISTANCE OF 499.01 FEET TO A POINT ON THE SOUTH LINE OF SAID SHORT PLAT 90-80; THENCE EASTERLY, ALONG SAID SOUTH LINE OF SHORT PLAT 90-80, A DISTANCE OF 1278.97 FEET, TO A POINT WHICH IS NORTH 88-10-46 WEST, A DISTANCE 42.45 FEET FROM THE INTERSECTION OF SAID SOUTH LINE WITH THE WEST LINE OF SAID SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 8; THENCE SOUTH 00-28-55 EAST, A DISTANCE OF 243.09 FEET; THENCE SOUTH 88-04-23 EAST, A DISTANCE OF 170.41 FEET, TO A POINT ON THE WESTERLY RIGHT-OF-WAY OF ALGER CAIN LAKE ROAD; THENCE SOUTH 38-26-08 WEST, ALONG SAID WESTERLY RIGHT OF WAY, A

DISTANCE OF 201.73 FEET; THENCE CONTINUING ALONG SAID WESTERLY RIGHT OF WAY, SOUTH 38-39-24 WEST, A DISTANCE OF 158.27 FEET; THENCE LEAVING SAID RIGHT OF WAY, NORTH 51-19-58 WEST, A DISTANCE OF 130.47 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 50.00 FEET. A RADIAL LINE OF SAID CURVE TO SAID POINT BEARS, SOUTH 39-47-45 EAST; THENCE SOUTHWESTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 123-08-05, AN ARC DISTANCE OF 107.46 FEET TO A POINT ON A NON-TANGENT LINE; THENCE NORTH 81-25-32 WEST, A DISTANCE OF 189.87 FEET; THENCE SOUTH 28-13-46 WEST, A DISTANCE OF 180.65 FEET; THENCE SOUTH 62-51-28 WEST, A DISTANCE OF 795.53 FEET TO A POINT ON THE EASTERLY MARGIN OF A PRIVATE ROAD, 40.00 FEET WIDE; THENCE NORTH 07-12-41 WEST, ALONG SAID EAST MARGIN, A DISTANCE OF 1456.54 FEET TO A POINT ON SAID SOUTH LINE OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SAID SECTION 8; THENCE LEAVING SAID EASTERLY MARGIN, SOUTH 88-34-45 EAST, A DISTANCE OF 58.39 FEET TO THE TRUE POINT OF BEGINNING. EXCEPT FOR THE FOLLOWING DESCRIBED PORTION: THAT PORTION OF TRACT 4 OF SKAGIT COUNTY SHORT PLAT NO. 90-80, AS RECORDED APRIL 9, 1981, IN BOOK 5 OF SHORT PLATS, PAGE 48, LOCATED IN THE NORTH HALF OF SECTION 8, TOWNSHIP 36 NORTH, RANGE 4 EAST, W.M., LYING WESTERLY OF THE FOLLOWING DESCRIBED LINE: BEGINNING AT THE NORTHWEST CORNER OF SAID TRACT 4; THENCE RUNNING SOUTH 88-34-45 EAST ALONG THE NORTH LINE OF TRACT 4, 58.39 FEET TO THE TRUE POINT OF BEGINNING OF SAID LINE; THENCE SOUTH 07-12-41 EAST 499.01 FEET TO THE SOUTH LINE OF SAID LOT 4, AND THE TERMINUS OF SAID LINE. PORTION OF SURVEY 200208290073, EXCEPT THAT PORTION OF LOTS 1-3 AND TRACT A OF SHORT PLAT#PL04-0131

PARCEL B

(0.7300 ac) A PORTION OF LOT 4 OF SHORT PLAT#PL04-0131 AF#200607200045 DESCRIBED AS FOLLOWS: THAT PORTION OF TRACT 4 OF SKAGIT COUNTY SHORT PLAT NO. 90-80, AS RECORDED APRIL 9, 1981, IN BOOK 5 OF SHORT PLATS, PAGE 48, LOCATED IN THE NORTH HALF OF SECTION 8, TOWNSHIP 36 NORTH, RANGE 4 EAST, W.M., LYING WESTERLY OF THE FOLLOWING DESCRIBED LINE: BEGINNING AT THE NORTHWEST CORNER OF SAID TRACT 4; THENCE RUNNING SOUTH 88-34-45 EAST ALONG THE NORTH LINE OF TRACT 4, 58.39 FEET TO THE TRUE POINT OF BEGINNING OF SAID LINE; THENCE SOUTH 07-12-41 EAST 499.01 FEET TO THE SOUTH LINE OF SAID LOT 4, AND THE TERMINUS OF SAID LINE. PORTION OF SURVEY 200208290073.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

Commonly known as: 19437 Oakleaf Lane, Sedro Woolley, WA 98284

Assessor's Tax Parcel ID numbers: P49173 and P119750

QUIT CLAIM DEED page 2

THE GRANTOR MARK W. LICKER and DEBORAH K. LICKER for and in consideration of the dissolution of marriage, Lincoln County Superior Court cause #23-3-01231-22 and other good and valuable consideration, conveys and quit claims to MARK W. LICKER, as an individual, and as his separate property, all interest in the following described real estate, situated in the County of Skagit, State of Washington, together with all after acquired title of the grantor(s) therein:

PARCEL A

(14.9000 AC) CU F&A #69 AF#750790 1973: PARCEL 'A' A PORTION OF LOT 4 OF SHORT PLAT#PL04-0131 AF#200607200045 DESCRIBED AS FOLLOWS: THAT PORTION OF SECTION 8, TOWNSHIP 36 NORTH, RANGE 4 EAST, W.M. COUNTY OF SKAGIT, STATE OF WASHINGTON, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 8; THENCE SOUTH, ALONG THE EAST LINE OF SAID NORTHEAST QUARTER OF THE NORTHWEST QUARTER, SOUTH 00-41-29 EAST, A DISTANCE OF 1319.58 FEET TO THE SOUTHEAST CORNER OF SAID NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 8; THENCE NORTH 88-34-45 WEST, ALONG THE NORTH LINE OF SHORT PLAT 90-80, PER AUDITOR'S FILE NUMBER 8104090004, IN BOOK 5 OF SHORT PLATS, PAGE 48, RECORDS OF SKAGIT COUNTY, WASHINGTON, A DISTANCE OF 1377.97 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 07-12-41 EAST, A DISTANCE OF 499.01 FEET TO A POINT ON THE SOUTH LINE OF SAID SHORT PLAT 90-80; THENCE EASTERLY, ALONG SAID SOUTH LINE OF SHORT PLAT 90-80, A DISTANCE OF 1278.97 FEET, TO A POINT WHICH IS NORTH 88-10-46 WEST, A DISTANCE 42.45 FEET FROM THE INTERSECTION OF SAID SOUTH LINE WITH THE WEST LINE OF SAID SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 8; THENCE SOUTH 00-28-55 EAST, A DISTANCE OF 243.09 FEET; THENCE SOUTH 88-04-23 EAST, A DISTANCE OF 170.41 FEET, TO A POINT ON THE WESTERLY RIGHT-OF-WAY OF ALGER CAIN LAKE ROAD; THENCE SOUTH 38-26-08 WEST, ALONG SAID WESTERLY RIGHT OF WAY, A DISTANCE OF 201.73 FEET; THENCE CONTINUING ALONG SAID WESTERLY RIGHT OF WAY, SOUTH 38-39-24 WEST, A DISTANCE OF 158.27 FEET; THENCE LEAVING SAID RIGHT OF WAY, NORTH 51-19-58 WEST, A DISTANCE OF 130.47 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 50.00 FEET, A RADIAL LINE OF SAID CURVE TO SAID POINT BEARS, SOUTH 39-47-45 EAST; THENCE SOUTHWESTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 123-08-05, AN ARC DISTANCE OF 107.46 FEET TO A POINT ON A NON-TANGENT LINE; THENCE NORTH 81-25-32 WEST, A DISTANCE OF 189.87 FEET; THENCE SOUTH 28-13-46 WEST, A DISTANCE OF 180.65 FEET; THENCE SOUTH 62-51-28 WEST, A DISTANCE OF 795.53 FEET TO A POINT ON THE EASTERLY MARGIN OF A PRIVATE ROAD, 40.00 FEET WIDE; THENCE NORTH 07-12-41 WEST, ALONG SAID EAST MARGIN, A DISTANCE OF 1456.54 FEET TO A POINT ON SAID SOUTH LINE OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SAID SECTION 8; THENCE

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PARCEL B

(0.7300 ac) A PORTION OF LOT 4 OF SHORT PLAT#PL04-0131 AF#200607200045 DESCRIBED AS FOLLOWS: THAT PORTION OF TRACT 4 OF SKAGIT COUNTY SHORT PLAT NO. 90-80, AS RECORDED APRIL 9, 1981, IN BOOK 5 OF SHORT PLATS, PAGE 48, LOCATED IN THE NORTH HALF OF SECTION 8, TOWNSHIP 36 NORTH, RANGE 4 EAST, W.M., LYING WESTERLY OF THE FOLLOWING DESCRIBED LINE: BEGINNING AT THE NORTHWEST CORNER OF SAID TRACT 4; THENCE RUNNING SOUTH 88-34-45 EAST ALONG THE NORTH LINE OF TRACT 4, 58.39 FEET TO THE TRUE POINT OF BEGINNING OF SAID LINE; THENCE SOUTH 07-12-41 EAST 499.01 FEET TO THE SOUTH LINE OF SAID LOT 4, AND THE TERMINUS OF SAID LINE. PORTION OF SURVEY 200208290073.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

Commonly known as: 19437 Oakleaf Lane, Sedro Woolley, WA 98284

Assessor's Tax Parcel ID numbers: P49173 and P119750

Dated this 29 day of December, 2023

Deborah K. Licker  
DEBORAH K. LICKER, Grantor

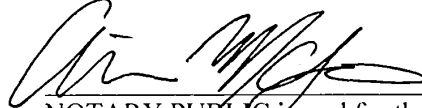
Mark W. Licker  
MARK W. LICKER, Grantor

STATE OF WASHINGTON )  
 ) ss.  
 COUNTY OF SKAGIT )

I hereby certify that I know or have satisfactory evidence that MARK W. LICKER signed this instrument and acknowledged it to be his/her free and voluntary act for the uses and purposes mentioned in this instrument.

Dated this 29<sup>th</sup> day of December, 2023.





NOTARY PUBLIC in and for the  
 State of Washington.

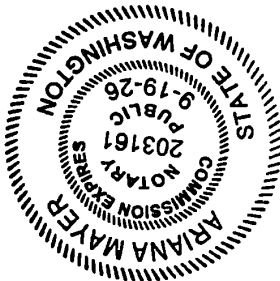
Residing at Skagit


My appointment expires 9-19-26.

STATE OF WASHINGTON )  
 ) ss.  
 COUNTY OF SKAGIT )

I hereby certify that I know or have satisfactory evidence that DEBORAH K. LICKER signed this instrument and acknowledged it to be his/her free and voluntary act for the uses and purposes mentioned in this instrument.

Dated this 29<sup>th</sup> day of December, 2023.





NOTARY PUBLIC in and for the  
 State of Washington.

Residing at Skagit

My appointment expires 9-19-26.