



202401290047

01/29/2024 11:50 AM Pages: 1 of 3 Fees: \$305.50
Skagit County Auditor

When recorded return to:
Nicole Whitney
17398 Allen Rd
Bow WA 98232

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20249437
JAN 29 2024

Amount Paid \$0
Skagit Co. Treasurer -
By KO Deputy

QUIT CLAIM DEED

THE GRANTOR(S)

Nicole Whitney, a single woman, and James Dunstone, a single man, and Gordon Whitney and Patricia A Whitney, husband and wife for and in consideration of gift in hand paid, conveys and quit claims to Nicole Whitney, a single woman.

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:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Tract A SESP #68-73 PTN 6/2 SW 12-35.3 P 34156

Abbreviated Legal: (Required if full legal not inserted above.)

Tax Parcel Number(s):
34156/ 350312 3 004 0408

Dated: 12/21/2023

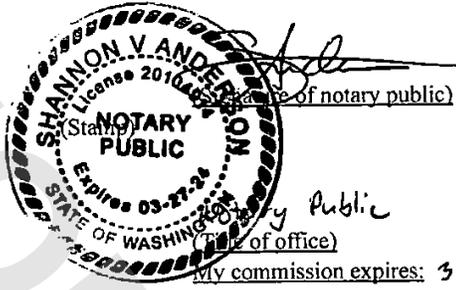
Nicole Whitney James Dunstone
Gordon Whitney Patricia A Whitney

State of Washington
County of Skagit

12/21/2023 James Dunstone

This record was acknowledged before me on (date) by (name(s) of individuals).
This record was acknowledged before me on 12/26/2023 by Gordon Whitney
Patricia Whitney & Nicole Whitney.

State of Massachusetts
County of Plymouth



(date)

[Signature]
 Signature of Notary Public

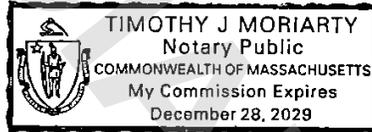


EXHIBIT "A"

UNNO
D
DOCUMENT

THAT PORTION OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 35 NORTH, RANGE 3 EAST OF THE WILLAMETTE MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTH QUARTER OF SAID SECTION 12;
THENCE NORTH 0°31'21" WEST, ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER, 852.08 FEET;
THENCE NORTH 88°58'42" WEST, PARALLEL WITH THE SOUTH LINE OF SAID SOUTHWEST QUARTER, 822.16 FEET TO AN INTERSECTION WITH THE CENTER LINE OF THE COUNTY ROAD KNOWN AS THE PEARSON ROAD, SAID INTERSECTION BEING THE TRUE POINT OF BEGINNING;
THENCE CONTINUE NORTH 88°58'42" WEST, ALONG SAID PARALLEL LINE, 321.51 FEET;
THENCE SOUTH 18°04'48" EAST, 126.99 FEET;
THENCE SOUTH 88°58'42" EAST, PARALLEL WITH SAID SOUTH LINE 321.07 FEET TO AN INTERSECTION WITH THE CENTER LINE OF SAID COUNTY ROAD;
THENCE NORTH 17°16'53" WEST, ALONG SAID CENTER LINE 76.09 FEET TO A POINT OF CURVATURE IN SAID CENTER LINE;
THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT HAVING A RADIUS OF 954.93 FEET, THROUGH A CENTRAL ANGLE OF 3°02'47", AN ARC DISTANCE OF 50.77 FEET TO THE TRUE POINT OF BEGINNING;
EXCEPT THAT PORTION THEREOF LYING WITHIN THE BOUNDARIES OF SAID PEARSON COUNTY ROAD (ALSO KNOWN AS ALLEN ROAD), AS CONVEYED TO SKAGIT COUNTY BY DEED RECORDED FEBRUARY 24, 1976, UNDER AUDITOR'S FILE NO. 830613, RECORDS OF SKAGIT COUNTY, WASHINGTON.
THE ABOVE DESCRIBED PROPERTY ALSO BEING KNOWN AS TRACT 1 OF SKAGIT COUNTY SHORT PLAT NO. 68-73, APPROVED JANUARY 28, 1974.
SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.