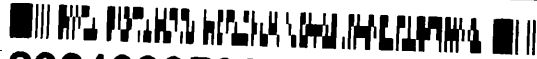


After recording, please return to:  
The Law Office of Justin Rothboeck  
1008 5<sup>th</sup> Street  
Anacortes, Washington 98221



**202403050008**

03/05/2024 09:00 AM Pages: 1 of 2 Fees: \$304.50  
Skagit County Auditor

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2024 9762  
MAR 04 2024

Amount Paid \$18  
Skagit Co. Treasurer  
By *BM* Deputy

**QUIT CLAIM DEED**

GRANTOR:	SAMANTHA BURTON, a married woman as her sole and separate property.
GRANTEE:	SAMANTHA BURTON and ROBERT BURTON, husband and wife.
Abbreviated Legals:	<p>P20435 is a portion of the north half of the north half of the NW quarter of Section 17, Township 34 North, Range 2 East of the W.M. Situate in Skagit County, Washington.</p> <p>P20431 is a portion of the north half of the north half of the NW quarter of Section 17, Township 34 North, Range 2 East of the W.M. Situate in Skagit County, Washington.</p>
Parcel Numbers:	P20435 and P20431
XreID Numbers:	340217-2-004-0605 and 340217-2-004-0209

The GRANTOR, SAMANTHA BURTON, a married woman but conveying her sole and separate property, for and in consideration of the creation of community property and for the love and affection she has for her husband, hereby conveys and quitclaims to GRANTEES SAMANTHA BURTON AND ROBERT BURTON, husband and wife, as tenants in common the following described real estate:

**Parcel P20435**

The west 330 feet of the following described tract:

That portion of the north half of the north half of the northwest quarter of Section 17, Township 34 North, Range 2 East of the W.M., described as follows:

Beginning at a point on the north line of said subdivision which is 726 feet easterly of the northwest corner thereof; thence southerly, parallel with the west line of the northwest quarter, a distance of 660 feet, more or less, to the south line of said north half of the north half of the northwest quarter; thence easterly along said south line a distance of 726 feet; thence northerly to a point on the north line of the northwest quarter which is 726 feet east of the Point of Beginning; thence westerly along said north line 726 feet to the Point of Beginning;

Situate in Skagit County, Washington.

Subject to and together with all easements, covenants, restrictions and/or agreements of record.

**Parcel P20431**

That portion of the north half of the north half of the northwest quarter of Section 17, Township 34 North, Range 2 East of the W.M., described as follows:

Beginning at the northwest corner of said subdivision; thence east 726 feet to the northwest corner of that certain tract conveyed to Leslie Crosby, et ux, by deed recorded September 29, 1972, under Auditors File Number 774713; thence south along the west line of said Crosby Tract to the south line of said north half of the north half of the northwest quarter; thence west along said south line of said subdivision; thence north along said west line to the point of beginning;

Except the northerly 264 feet thereof;

Situate in Skagit County, Washington.

Subject to and together with all easements, covenants, restrictions and/or agreements of record.

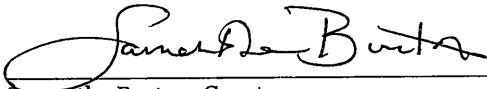
**Easement**

A non-exclusive easement for ingress, egress and utilities over, under and across the north 30 feet of the north half of the north half of the northwest quarter of Section 17, Township 34 North, Range 2 East of the Willamette Meridian, as established by instrument recorded July 8, 1993, under Skagit County Auditors File Number 9307080137;

Except any portion thereof lying within Parcels "A" and "C" as described within deed recorded July 28, 1993, under Skagit County Auditor's File Number 9307280091;

Situate in Skagit County, Washington.

Dated this 27 day of February 2024.



Samantha Burton, Grantor

STATE OF WASHINGTON )

COUNTY OF SKAGIT )

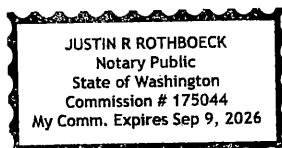
ss.

On this day personally appeared before me **Samantha Burton** to me known to be the individual described in and who executed the within and foregoing instrument and acknowledged that she signed the same as her free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN UNDER MY HAND AND OFFICIAL SEAL this 27<sup>th</sup> day of February 2024.



Signature



Justin Rothboeck  
Notary Public in and for the State of Washington  
Residing at Anacortes, Washington  
My appointment expires September 9, 2026