

WHEN RECORDED RETURN TO:

Jacob H. Menashe  
Hickman Menashe, P.S.  
4211 Alderwood Mall Blvd., Ste. 204  
Lynnwood, WA 98036

Real Estate Excise Tax  
Exempt  
Skagit County Treasurer  
By Kaylee Oudman  
Affidavit No. 20242223  
Date 09/19/2024

**TRUSTEE'S QUIT CLAIM DEED**  
*(Document Summary)*

Grantor(s): ANDREW A. BRAYMAN and KIMBERLIE V. BRAYMAN, Co-Trustees of the Brayman Family Trust, dated April 11, 2018.  
Grantee(s): ANDREW A. BRAYMAN and KIMBERLIE V. BRAYMAN, a married couple.  
Legal Description (abbr.): Ptn SW ¼ NW 1/4, 5-34-5 E W.M. (Lot 3, SP 51-73), Skagit Co., WA  
Tax Parcel or Account Number: P30061  
Ref. Nos. of Documents Released/Affected: None

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✓ THE GRANTORS, ANDREW A. BRAYMAN and KIMBERLIE V. BRAYMAN, Co-Trustees of the Brayman Family Trust, dated April 11, 2018 ("the Trust"), in consideration of transferring trust property to the trustors, in accordance with the terms of the TEDRA agreement dated August 6, 2024, convey and quit claim to ANDREW A. BRAYMAN and KIMBERLIE V. BRAYMAN, a married couple, GRANTEES, all of Grantor's interest in the following described real estate, situated in the County of Skagit, State of Washington, together with all after acquired title of the Grantors therein:

PARCEL A:

That portion of the Southwest Quarter of the Northwest Quarter of Section 5, Township 34 North, Range 5 East of the Willamette Meridian, being more particularly described as follows:

Beginning at the Southwest corner of said Southwest Quarter of the Northwest Quarter;  
thence North 89° 17'45" East along the South line of said subdivision, 16.5 feet to an intersection with the East line of the West I rod of said subdivision;

thence North 0°24'49" West along said East line of the West I rod. 560.49 feet to an intersection with the Southerly margin of the Old Day Creek Road;  
 thence South 51°54'38" East. 357.91 feet to the true point of beginning;  
 thence South 51°27'13" East, 43.55 feet;  
 thence South 8°16'14" East, 93.57 feet;  
 thence South 75°05'58" East, 69.09 feet;  
 thence South 22°03'00" East, 211.88 feet to said South line of said subdivision;  
 thence South 89°17'45" West, 471.52 feet along said South line. 471.52 feet to said East line of the West I rod of said subdivision;  
 thence North 38°15'41" East, 438.72 feet to the true point of beginning.

(Also known as Lot 3 of Short Plat No. 51-73)

Situate in the County of Skagit, State of Washington.

PARCEL B:

An easement for road and utilities over and across a strip of land 60 feet in width and including a circular cul-de-sac, the centerline of said 60 foot strip being more particularly described as follows:

Beginning at the Southwest corner of the Southwest Quarter of Section 5, Township 34 North. Range 5 East of the Willamette Meridian;  
 thence North 0°24' 49" West along the West line of said subdivision, 557.61 feet to an intersection with the Southerly margin of the Old Day Creek Road;  
 thence North 79°24 '57" East along said Southerly margin. 138.92 feet to a point of curvature in said southerly margin;  
 thence along the arc of said curve to the left having a radius of 746.23 feet, through a central angle of 20°17'40", an arc distance of 264.32 feet to a point of tangency in said Southerly margin;  
 thence North 59°07'17" East along said Southerly margin. 121.99 feet to the true point of beginning of said centerline of said 60 foot wide easement;

thence South 30°52'43" East, 30.00 feet;  
 thence South 59°07'17" West, 76.52 feet;  
 thence South 10°35'35" West, 97.66 feet;  
 thence South 27°01'22" East, 141.68 feet;  
 thence South 59°11'29" East, 73.77 feet to a point to be hereinafter referred to as Point "A";  
 thence continue South 59°11 '29" East, 59.97 feet;  
 thence South 15°41'41" East. 137.85 feet to a terminus point in said 60 foot wide easement; and also a strip of land 60 feet in width beginning at before mentioned Point "A";  
 thence South 62°32'00" West, 137.07 feet;

thence South 85°11'10" West, 127.33 feet to a terminus point in said 60 foot wide easement at a point to be hereinafter referred to as Point "B" and also a circular cul-de-sac having a radius of 45 feet, the center of which being before mentioned Point "B":

EXCEPT that portion of said easement lying within Parcel A described above.

Situate In the County of Skagit, State of Washington.

SUBJECT TO: any and all covenants, conditions, restrictions, reservations, exceptions, assessments, easements, and zoning ordinances of record.

✓ DATED this 06 day of August, 2024.



ANDREW A. BRAYMAN, Co-Trustee of the Brayman Family Trust



KIMBERLIE V. BRAYMAN, Co-Trustee of the Brayman Family Trust

