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05/21/2021 03:31 PM Pages: 1 of 2 Fees: \$104.50
Skagit County Auditor

WHEN RECORDED RETURN TO:

Staci Angelocci
2009 40th Street
Bellingham, WA 98229

Real Estate Excise Tax
Exempt
Skagit County Treasurer
By Lena Thompson
Affidavit No. 20242782
Date 10/31/2024

Re-record to correct legal
QUIT CLAIM DEED

THE GRANTOR Steve Christofferson and Marsha Christofferson, Husband and Wife

for and in consideration of Love and Affection

conveys and quit claims to Staci Angelocci and Sheli Grahn, Married Women, Each as Their Separate Estate

the following described real estate,

See attached for full legal description

Portion of the Southeast Quarter of Section 7, Township 34 North, Range SKAGIT COUNTY WASHINGTON

REAL ESTATE EXCISE TAX
MAY 21 2021
Amount Paid \$
By MM Skagit Co. Treasurer Deputy

All situate in the County of Snohomish, State of Washington.

Tax Account Number: 123128

Dated: May 6, 2021

Steve E Christofferson By _____
Marsha Christofferson By _____

STATE OF WASHINGTON
COUNTY OF SKAGIT

On this day personally appeared before me
STEVE + MARSHA CHRISTOFFERSON
to me known to be the individual described in and who
executed the within and foregoing instrument, and
acknowledged that THEY
signed the same as THEIR
free and voluntary act and deed, for the uses and
purposes therein mentioned.

STATE OF WASHINGTON
COUNTY OF _____

On this _____ day of _____
, 20____ before me, the undersigned, a Notary Public in and for
the State of Washington, duly commissioned and sworn,
personally appeared _____
and _____

12th GIVEN under my hand and official seal this
day of MAY, 2021
Judith A Williams
Notary Public in and for the State of Washington



to me known to be the _____ President and
Secretary, respectfully, of _____
the corporation that executed the foregoing instrument, and
acknowledged the said instrument to be the free and voluntary
act and deed of said corporation, for the uses and purposes
therein mentioned, and on oath stated that _____ authorized
to execute the said instrument and that the seal affixed is the
corporate seal of said corporation.
Witness my hand and official seal hereto affixed the day
and year first above written.

PARCEL A: The Southwest 1/4 of the Southeast 1/4, Section 7, Township 34 North, Range 5 East, W.M.

PARCEL B: That portion of the Southeast 1/4 of the Southwest 1/4, Section 7, Township 34 North, Range 5 East, W.M., lying Easterly of the Clear Lake Beaver Lake Road, Except Road and Ditch rights of way.

PARCEL C: That portion of the Northeast 1/4 of the Northwest 1/4 of Section 18, Township 34 North, Range 5 East, W.M. lying easterly of the Clear Lake Beaver Lake Road; EXCEPT the East 495 feet thereof; EXCEPT the North 25 feet thereof; EXCEPT road and ditch rights of way and also EXCEPT that portion conveyed to Skagit County for road purposes by deed dated May 22, 1972, recorded May 18, 1972, as Auditor's File No. 768424.

PARCEL D: The Northwest 1/4 of the Northeast 1/4 of Section 18, Township 34, North, Range 5 East, W.M., EXCEPT road rights of way and also EXCEPT the following described tract:

Beginning at the center of said Section 18; thence North along the center line of said Section 18, bearing North 0° 24' 30" West, a distance of 1318.1 feet; thence North 89° 33' East 733.35 Feet to the True Point of Beginning; thence North 0° 24' 30" West 202 Feet; thence North 89° 33' East 202 feet; thence South 0° 24' 30" East 202 feet; thence South 89° 33' West 202 Feet to the True Point of Beginning

Situate in the County of Skagit, State of Washington.

STATE OF WASHINGTON
COUNTY OF SKAGIT COUNTY } SS

As Auditor of Skagit County, I do hereby certify that the foregoing instrument is a true and correct copy of the original now on file in this office.

IN WITNESS WHEREOF, I set my hand and seal as Auditor of Skagit County this 30th day of October, 2024.

Sandra Perkins
Auditor

Jeff Gault
Deputy Auditor



EXHIBIT "A"
Legal Description

Legal Address: NHN Urban Ave., Mount Vernon, WA 98273

File Number: 24-22084-KH

LEGAL DESCRIPTION:

That portion of the South 1/2 of the Northwest 1/4 of Section 17, Township 34 North, Range 4 East, W.M., described as follows:

Commencing at a point on the South line of said subdivisions that is 780 feet East of Southwest corner thereof, said point being 10 feet West of the East line of the abandoned right of way of the Bellingham and Skagit Railway Company and said point also being on the East line of Urban Avenue extended South as conveyed to the City of Mount Vernon by deed recorded under Auditor's File No. 567036; thence North along a line parallel to and 10 feet West of the East line of the abandoned right of way of the Bellingham and Skagit Railway (being the East line of Urban Avenue) a distance of 476.85 feet to the true point of beginning of this property description and which point is 30.01 feet North of, as measured along said East line of Urban Avenue, the Northwest corner of that certain tract of land conveyed to William G. Hulbert, et ux, by deed recorded May 27, 1978, under Auditor's File No. 876235, records of Skagit County, Washington; thence continue North along said parallel line and the East line of Urban Avenue to the North line of the South 1/2 of the Northwest 1/4; thence East along said North line to a point that is 125 feet Northwesterly, measured radially and at right angles from the centerline of the main track of the Great Northern Railway Company (now Burlington Northern) as originally located and constructed, said point being the Northwest corner of that certain tract of land conveyed to the Great Northern Railway Company by deed recorded September 11, 1967, under Auditor's File No. 704195, records of Skagit County, Washington; thence Southwesterly along the Westerly line of the Great Northern tract, being a line that is parallel with and 125 feet Northwesterly, measured radially and at right angles from the main track of the said Great Northern Railway right of way to a point lying East of the Point of Beginning; thence West along a line parallel to the South line of said Northwest 1/4 to the Point of Beginning.

TOGETHER WITH a non-exclusive Easement as Reserved for ingress, egress and utilities over, across and under the West 209 feet of the North 30 of the property of the adjoining property to the South as conveyed to Continental Place Investors, LLC, by a deed recorded as Skagit County Auditor's File No. 200510180153.