

202412050081

12/05/2024 11:40 AM Pages: 1 of 4 Fees: \$306.50
Skagit County Auditor, WA

Real Estate Excise Tax
Exempt
Skagit County Treasurer
By Lena Thompson
Affidavit No. 20243169
Date 12/05/2024

Return to:
Stewart
500 N. Broadway, Suite 900
St. Louis, MO 63102

Mail tax statements to:
Vanya Stier-Van Essen
17231 Barrell Springs Lane
Bellingham, WA 98229

Property Tax ID#: P47816
File #: BOEIHE24754845
Abbreviated Legal: W/2 NE/4 NW/4 SW/4, Sec 12 T36N R3E, Willamette Meridian, Skagit County, WA

213229-LT

QUIT CLAIM DEED

Exempt from Real Estate Excise Tax per WAC 458-61A-203(2)

Made this 21 day of November, 2024 by and between VANYA STIER-VAN ESSEN, an unmarried person, whose post office address is 17231 Barrell Springs Lane, Bellingham, WA 98229, and former spouse KEITH STIER-VAN ESSEN, an unmarried person, whose post office address is 414 Columbine Court, Mount Vernon, WA 98273, first parties, Grantors, and VANYA STIER-VAN ESSEN, an unmarried person, whose post office address is 17231 Barrell Springs Lane, Bellingham, WA 98229, second parties, Grantees;

Witnesseth, that said first parties for in consideration of the sum of ONE and 00/100 (\$1.00) DOLLARS, and other good and valuable considerations in hand paid by second parties receipt whereof is hereby acknowledged, do hereby convey, remise, release and quitclaim unto the said second parties forever, all the right, title, interest, claim and demand which the said first parties have in and to the following described lot, piece or parcel of land, situate, lying and being in Skagit County, Washington to-wit:

SEE LEGAL DESCRIPTION ATTACHED AS EXHIBIT A

APN/Parcel(s): P47816
Property Address: 17231 Barrell Springs Lane, Bellingham, WA 98229

To have and to hold the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim

whatsoever of the said first parties either in law or in equity, to the only proper use, benefit and behalf of the said second parties forever.

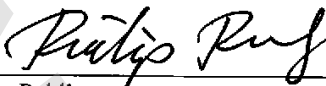
IN WITNESS WHEREOF, first parties have hereunto set their hands and seals the day and year first written above.

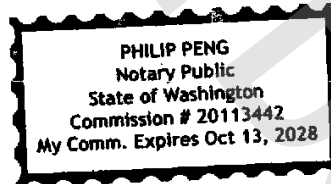

VANYA STIER-VAN ESSEN

STATE OF Washington

COUNTY OF Skagit

The foregoing instrument was hereby acknowledged before me this 21 day of November, 2024, Personally Appeared VANYA STIER-VAN ESSEN, whose names are personally known to me or who have produced driver license as identification, and who have signed this instrument willingly.


Notary Public
My commission expires: 10/13/2028



IN WITNESS WHEREOF, first parties have hereunto set their hands and seals the day and year first written above.



KEITH STIER-VAN ESSEN

STATE OF WA

COUNTY OF Sagit

The foregoing instrument was hereby acknowledged before me this 2 day of Nov, 2024. Personally Appeared KEITH STIER-VAN ESSEN, whose names are personally known to me or who have produced WA DL, as identification, and who have signed this instrument willingly.



Notary Public

My commission expires:

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantors/Grantees and /or their agents; no boundary survey was made at the time of this conveyance.

Prepared By:
Leila L. Hale, Esq.
c/o National Deed Network, Inc
36181 East Lake Road #382
Palm Harbor, FL 34685
Phone: 727-493-3841
Bar# 47247



EXHIBIT A**PARCEL A:**

The West Half of the Northeast Quarter of the Northwest Quarter of the Southwest Quarter of Section 12, Township 36 North, Range 3 East of the Willamette Meridian, as measured along the Northerly and Southerly lines thereof.

PARCEL B:

An easement for access and utilities within the North Half of the Southwest Quarter of Section 12, Township 36 North, Range 3 East of the Willamette Meridian, lying 30 feet each side of the following described centerlines "A" and "B", except any portion of said easements lying within the above described main tract.

CENTERLINE "A":

Commencing at the West Quarter corner of said Section 12;
Thence South 00°55'00" West along the West line of said Section 12, a distance of 659.26 feet;
Thence South 88°56'13" East a distance of 986.14 feet to the Southwest corner of the East Half of the Northeast Quarter of the Northwest Quarter of the Southwest Quarter, being the true point of beginning of this easement;
Thence continue South 88°56'13" East a distance of 328.71 feet to the Southeast corner of the Northeast Quarter of the Northwest Quarter of the Southwest Quarter;
Thence North 01°04'09" East along the East line of the Northwest Quarter of the Southwest Quarter a distance of 147.54 feet;
Thence South 88°53'14" East parallel with the North line of the Southwest Quarter a distance of 1,056.51 feet to the West line of the County road, being the terminal point of said easement.

CENTERLINE "B":

Commencing at the West Quarter corner of said Section 12;
Thence South 00°55'00" West along the West line of said Section 12, a distance of 659.26 feet;
Thence South 88°56'13" East a distance of 986.14 feet to the Southwest corner of the East Half of the Northeast Quarter of the Northwest Quarter of the Southwest Quarter, being the true point of beginning of this easement;
Thence North 88°56'13" West a distance of 28.03 feet;
Thence South 13°14'39" West a distance of 411.30 feet;
Thence North 89°16'58" West a distance of 213.49 feet to the West line of the Southeast Quarter of the Northwest Quarter of the Southwest Quarter of said Section 12;
Thence North 00°59'34" East along the West line of the Southeast Quarter of the Northwest Quarter of the Southwest Quarter of said Section 12, a distance of 372.96 feet to a point which bears South 00°59'34" West from the Northwest corner of the Southeast Quarter of the Northwest Quarter of the Southwest Quarter of said Section 12;
Thence North 88°56'13" West parallel with the North line of the Southwest Quarter of the Northwest Quarter of the Southwest Quarter of said Section 12, a distance of 388.69 feet to the terminal point of said easement. All situated in Skagit County, Washington.

Being the same property conveyed to Vanya Stier-Van Essen and Keith Stier-Van Essen, a Married Couple by Statutory Warranty Deed from Robert Manly and Alexandra Manly, his Spouse, dated December 11, 2018, recorded on December 20, 2018 as Instrument 201812200057.

Parcel Number: P47816