




202412300023

12/30/2024 10:06 AM Pages: 1 of 3 Fees: \$305.50  
Skagit County Auditor

When recorded return to:

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2024 3430  
DEC 30 2024

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

## QUIT CLAIM DEED

THE GRANTOR(S) /

Pharaby Joy McFerrin Ryan, an unmarried woman, as her separate estate.

for and in consideration of Gift No Consideration

in hand paid, conveys and quit claims to  
Stevan Dean Evans and Pharaby Joy McFerrin Ryan, an unmarried man  
and an unmarried 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 here to and made a part here of

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

Tract A, SP# 28.79, Ptn. NW 18.35-7

Tax Parcel Number(s): P43020, 350718-2-006-0317

Dated: 12-30-24

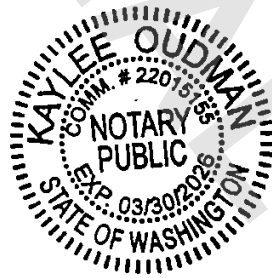
Pharaby Joy McFerrin Ryan

State of Washington

County of Skaagit

This record was acknowledged before me on December 30, 2024 by \_\_\_\_\_

Pharaby Joy McFerrin Ryan



Kaylee Oudman  
(Signature of notary public)

Notary Public in and for the State of: WA

My appointment expires: 3/30/2026

**EXHIBIT "A"**

**For APN/Parcel ID(s): P43020/ 350718-2-006-0317**

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Tract A of Short Plat No. 28-79, approved July 6, 1979 and recorded July 10, 1979, under Auditor's File No. 7907100063 in Book 3 of Short Plats, page 140, records of Skagit County, Washington, being a portion of Section 18, Township 35 North, Range 7 East, W.M.

TOGETHER WITH a non-exclusive easement for ingress, egress, and utilities over and across and existing private road, over Tract B, as delineated on the face of Short Plat No. 28-79, approved July 6, 1979 and recorded July 10, 1979, under Auditor's File No. 7907100063 in Book 3 of Short Plats, page 140, records of Skagit County, Washington, being a portion of Section 18, Township 35 North, Range 7 East, W.M.

AND TOGETHER WITH a non-exclusive easement for ingress, egress and utilities over and across that portion of the South 16.5 feet of the Northeast  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of Section 13, Township 35 North, Range 6 East, W.M., lying Easterly of State Highway No. 20 as conveyed by deed dated November 13, 1957 and recorded January 3, 1958, under Auditor's File No. 560286.

AND TOGETHER WITH a non-exclusive easement for ingress, egress and utilities over and across an existing private dirt road in Government Lot 1, Section 18, Township 35 North, Range 7 East, W.M., as shown on the face of Short Plat No. 103-78, approved July 6, 1979 and recorded July 10, 1979, under Auditor's File No. 7907100001, running from a point near the Southwest corner of said Government Lot 1 in an Easterly direction to the Westerly terminus of a non-exclusive easement for ingress, egress and utilities over and across Tract B of Short Plat No. 28-79, as delineated on the face of said Short Plat, EXCEPT mineral rights reserved by deed dated February 5, 1902 and recorded August 4, 1902, under Auditor's File No. 39527 in Volume 46 of Deeds, page 457.

AND TOGETHER WITH a non-exclusive easement for ingress, egress and utilities over and across that portion of the Northeast  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of Section 13, Township 35 North, Range 6 East, W.M., lying South of the following described line:

Beginning at the Southeast corner of the Northeast  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of said Section, which point lies South 3°13'07" West 1,304.50 feet South of the Northeast corner of said Section;

thence North 3°13'07" East 109.10 feet to the point of beginning;

thence South 76°31'20" West 300.00 feet to a point which lies 30 feet North of the South line of said Northeast  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$ ;

thence North 88°11'46" West 990 feet, more or less, to the Northeasterly right of way line of State Highway 20 and end of description,

EXCEPT the South 16.5 feet of said Northeast  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$ .

Situate in the County of Skagit, State of Washington.