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02/06/2025 01:27 PM Pages: 1 of 5 Fees: \$307.50
Skagit County Auditor

When recorded return to:

Barbara Hansen
11629 Pointe Place
Anacortes, WA 98221

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2025 0329
FEB 06 2025

Amount Paid ~~50~~
Skagit Co. Treasurer
By LT Deputy

QUIT CLAIM DEED

THE GRANTOR(S) **Barbara Anne Hansen, original Trustee and now sole Beneficiary of The Frank Morris Hansen, M.D. and Barbara Anne Hansen Family Trust dated July 12, 1995 now dissolved**, for and in consideration of **WAC 458-61A-211(2)(h)** conveyance from trust to original owner, in hand paid, conveys and quit claims to **Barbara Anne Hansen, an unmarried person**, 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:

For Full Legal See Attached "Exhibit A"

Abbreviated Legal: Lot 1, Rancho San Juan Del Mar Sub-Div 6; Ptn NE ¼, SW ¼, Sec. 35, Twn 35N, Rng 1 EWM; Ptn of Lot 4 of SP 91-049; Ptn Lots 1, 3 and 4, SP 19-85; Lot 7, The Pointe at Vista San Juan Div 1

Tax Parcel Number(s): P68366/3977-000-001-0002; P32580/350135-2-001-0606; P115708/350135-3-002-0800; P115536/350135-2-001-1800; P83326/4489-000-007-0005

Dated: 2/6/2025

The Frank Morris Hansen, M.D. and Barbara Anne Hansen Family Trust dated July 12, 1995

Barbara Anne Hansen, Trustee
Barbara Anne Hansen, Trustee

STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on 6th day of Feb., 2025 by Barbara Anne Hansen as Trustee of the Frank Morris Hansen, M.D. and Barbara Anne Hansen Family Trust dated July 12, 1995.

[Signature]
Signature

LPO/Notary
Title

My commission expires: August 18, 2028

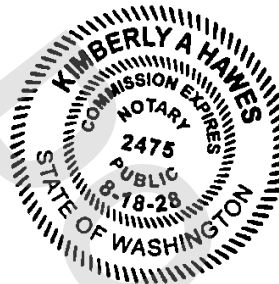


Exhibit A

Parcel A: P68366/3977-000-001-0002

Lot 1, "RANCHO SAN JUAN DEL MAR, SUBDIVISION NO. 6," as per plat recorded in Volume 7 of Plats, page 28, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

Parcel B: P32580/350135-2-001-0606

That portion of the Northeast quarter of the Southwest quarter of Section 35, Township 35 North, Range 1 East, W.M., being more particularly described as follows:

Beginning at the Southeast corner of Lot 7 of the plat of "PLAT OF THE POINTE AT VISTA SAN JUAN DIV. NO. 1," as per plat recorded in Volume 14 of Plats, pages 32 through 34, inclusive, records of Skagit County, Washington., under Auditor's File No. 8701260004;

Thence North 7°08'18" West along the East line of Lot 7, a distance of 120.71 feet to the Northeast corner of said Lot 7 also being the Southeast corner of Lot 8 of said Plat;

Thence North 88°29'34" East, a distance of 40.66 feet;

Thence South 7°08'18" East, a distance of 120.50 feet to the Northeast corner of Tract "C" of said Plat;

Thence South 88°11'34" West along the North Line of said Tract "C", a distance of 40.64 feet to the point of beginning.

Situate in the County of Skagit, State of Washington.

Parcel C: P115708/350135-3-002-0800

That portion of Lot 4 of Skagit County Short Plat No. 91-049 as approved May 9, 1993, and recorded May 28, 1993, in Volume 10 of Short Plats, page 199, under Auditor's File No. 9305280028, records of Skagit County, Washington, lying East of the East line of Government Lot 2 and lying within the South Half of the Southwest Quarter of Section 35, Township 35 North, Range 1 East of the Willamette Meridian;

Situate in Skagit County, State of Washington.

Parcel D: P115536/350135-2-001-1800

All that portion of Lots 1, 3 and 4 of SKAGIT COUNTY SHORT PLAT NO. 19-85 as approved June 7, 1985, and recorded June 10, 1985, in Volume 7 of Short Plats, pages 24 and 25, under Auditor's File No. 8506100021, records of Skagit County, Washington; being a portion of the East Half of the Southwest Quarter of Section 35, Township 35 North, Range 1 East of the Willamette Meridian, described as follows:

Beginning at the Southeast corner of the Northeast Quarter of the Southwest Quarter of said Section 35; thence South 89°03'10" West along the South line of the Northeast Quarter of the Southwest Quarter for 570 feet to the true point of beginning;

thence North 49°0'0" East for 761.22 feet to the East line of the Northeast Quarter of the Southwest Quarter;

thence North 0°32'05" East along the East line thereof to the Northeast corner of said Northeast Quarter of the Southwest Quarter;

thence South 89°55'50" West along the North line of the Northeast Quarter of the Southwest Quarter for 1,337.85 feet to the Northwest corner of said subdivision;
thence South 0°13'27" East along the West line thereof for 61.66 feet to the Northerly line of Spinnaker Lane as set forth on the Plat of The Pointe Div. No. 3;
thence South 78°36'29" East 73.01 feet to the Northeasterly corner of said Lane;
thence South 4°58'33" West along the Easterly line thereof and Coronado Boulevard as set forth on the face of the Plat of The Pointe Div. No. 2 for 96.08 feet to a point on a curve to the right having central angle of 4°43'40", and a radius of 265 feet, for a distance of 21.87 feet to the most Northerly corner of Lot 4 of said plat;
thence South 62°23'39" East for 141 feet to the Northeast corner of that certain tract conveyed to James R. Soltz by deed recorded under Auditor's File No. 9007240067;
thence South 28°29'02" East for 27.93 feet;
thence South 2°28'54" West for 114.09 feet to an intersection with the Northeasterly line of Parcel B as set forth in a deed to Jack Bollerud and E. Dorothy Bollerud recorded under Auditor's File No. 8803280055;
thence South 57°07'48" East along the Northerly line of said Bollerud Tract for 41.6 feet;
thence South 31°59'43" West 40 feet to the Northwesterly corner of Tract B of the Plat of The Point at Vista San Juan Div. No. 1;
thence South 58°00'17" East 30 feet to the Westerly line of that certain tract conveyed to Don L. Robertson, Trustee for the Robertson Family Trust by deed recorded under Auditor's File No. 8811300083;
thence North 31°59'43" East 40.0 feet;
thence South 57°07'48" East 65 feet;
thence South 03°44'10" East 194.64 feet to the Southeast corner of that certain tract conveyed to Don L. Robertson, Trustee for the Robertson Family Trust by deed recorded under Auditor's File No. 8811300081;
thence South 88°29'34" West along the South line of said Robertson Tract 9.14 feet to the Northeast corner of that certain tract conveyed to Rancho San Juan, Inc., by deed recorded under Auditor's File No. 8803010037;
thence South 7°08'18" East 120.5 feet to the Northeast corner of Tract C of the Plat of The Pointe at Vista San Juan No. 1;
thence South 2°47'23" East along the Easterly line of said plat for 315.51 feet;
thence South 56°11'21" West for 75.98 feet;
thence North 45°06'54" West 51.6 feet to the Easterly line of Lot 3 of Survey recorded in Volume 6 of Surveys, page 216;
thence South 20°0' West 55.57 feet;
thence South 30°0' East 43.5 feet to the most Easterly corner of said Lot 3;
thence South 50°51'23" West 99.74 feet to the most Easterly corner of Lot 1 of said Survey;
thence South 47°34'27" West 80.10 feet to an intersection with the Northeasterly line of Lot 4 of the Plat of The Point at Vista San Juan Div. No. 1;
thence South 58°20'45" East along said line for 25.18 feet to the most Easterly corner of said Lot 4;
thence South 37°27'51" West 85.7 feet;
thence South 68°01'29" West for 77.72 feet to the West line of the Southeast Quarter of the Southwest Quarter of Section 35, Township 35 North, Range 1 East of the Willamette Meridian;
thence South along said West line to the Southwest corner of the North Half of the North Half of the Southeast Quarter of the Southwest Quarter of said Section 35;
thence North 88°49'47" East along the South line of said subdivision for 180 feet;
thence North 46°43'51" East 506.26 feet to the North line of the Southeast Quarter of the Southwest Quarter of said Section 35;
thence North 89°03'10" East along said line 200.12 feet to the point of beginning;

EXCEPT all that portion thereof lying within the South half of the Southwest Quarter of said Section 35, Township 35 North, Range 1 East of the Willamette Meridian.

Situate in the County of Skagit, State of Washington.

Parcel E: P83326/4489-000-007-0005

Lot 7, "PLAT OF THE POINTE AT VISTA SAN JUAN DIV. NO. 1," as per plat recorded in Volume 14 of Plats, pages 32 through 34, inclusive, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.