



202502070032

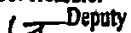
02/07/2025 10:28 AM Pages: 1 of 3 Fees: \$305.50
Skagit County Auditor

**RECORDING REQUESTED BY AND
WHEN RECORDED MAIL TO:**

Karmen M. Separovich Hardy
920 G Avenue
Anacortes, WA 98221

THIS SPACE RESERVED FOR RECORDER'S USE

**SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX**
2025 0338
FEB 07 2025

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

The information contained in this boxed section is for recording purposes only pursuant to RCW 65.04, and is not to be relied upon for any other purpose, and shall not affect the intent of or any warranty contained in the document itself.

Document Title: QUIT CLAIM DEED
Grantor: KARMEN M. SEPAROVICH HARDY, a married woman, as to her separate property
Grantee: MICHAEL J. HARDY and KARMEN M. SEPAROVICH HARDY, husband and wife
Abbreviated Legal: Parcel A: LTS 3 & 4, BLK 164, MAP OF THE CITY OF ANACORTES
Parcel B: LTS 18 to 20, BLK 103, MAP OF THE CITY OF ANACORTES
Parcel C: Ptn E 1/4 SE 1/4 NW 1/4, Section 1, Township 35 North, Range 1 East, W.M.
Parcel and Tax Numbers: P56035/3772-164-004-0000, P55667/3772-103-020-0008, P31117/350101-2-002-0001, P31119/350101-2-002-0308
Reference Number(s) of Documents Affected: N/A
Full Legal Description set forth in Exhibit A of Document.


QUIT CLAIM DEED

THE GRANTOR, **KARMEN M. SEPAROVICH HARDY**, a married woman, as to her separate property, for and in consideration of love and affection, and for no monetary consideration, conveys and quit claims to the GRANTEES, **MICHAEL J. HARDY and KARMEN M. SEPAROVICH HARDY**, husband and wife, all of Grantor's right, title, and interest in and to the real property located in the County of Skagit, State of Washington, more particularly described in **Exhibit A**, attached hereto ("Real Property").

SUBJECT TO: Easements, restrictions, and reservations of record.

On recording of this Quit Claim Deed, all right, title, and interest in the Real Property shall vest in Michael J. Hardy and Karmen M. Separovich Hardy, husband and wife.

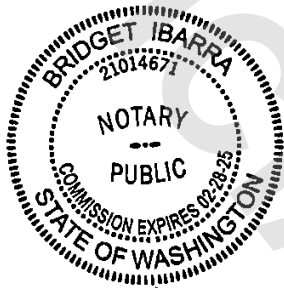
DATED: February 7, 2025.


KARMEN M. SEPAROVICH HARDY, a
married woman as to her separate property

STATE OF WASHINGTON }
COUNTY OF SKAGIT } ss.

I certify that I know or have satisfactory evidence that **KARMEN M. SEPAROVICH HARDY** is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in the instrument.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.



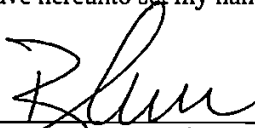

Printed Name: Bridget Ibarra
Notary Public in and for the State of Washington
residing at Mount Vernon
My commission expires: 02-28-25

EXHIBIT A
Legal Description

Parcel A (P56035):

Lots 3 and 4, Block 164, CITY OF ANACORTES, according to the recorded plat thereof in the office of the Auditor of Skagit County, Washington, in Volume 2 of Plats, pages 4-7.

Parcel B (P55667):

Lots 18 to 20, Block 103, CITY OF ANACORTES, according to the recorded plat thereof in the office of the Auditor of Skagit County, Washington, in Volume 2 of Plats, pages 4-7.

Parcel C (P31117 and P31119):

Tracts A and B of Skagit County Short Plat No. 66-77, as approved November 23, 1977, and recorded November 23, 1977, under Auditor's File No. 869170 and in Book 2 of Short Plats, page 159, records of Skagit County, Washington; being a portion of the Southeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 1, Township 35 North, Range 1 East, W.M.

SUBJECT TO and TOGETHER WITH easements, reservations, restrictions, covenants, and other instruments of record.

Situated in Skagit County, Washington.