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05/06/2025 11:37 AM Pages: 1 of 3 Fees: \$305.50
Skagit County Auditor

When Recorded Please Return To:
LAWRENCE A. PIRKLE
P.O. Box 1788
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2025 1359
MAY 06 2025
Amount Paid \$ 6
Skagit Co. Treasurer
By LT Deputy

QUIT CLAIM DEED

THE GRANTOR, KHIRSTIE A. ENGBERG, a single person, for and in consideration of transferring property pursuant to Decree of Dissolution under Skagit County Superior Court Cause No. 16-3-00503-5 (WAC 458-61A-203(2)), hereby conveys and quit claims to GRANTEE, JOSEPH W. ENGBERG, a single person as his separate property, the following described real estate, situated in the County of Skagit, State of Washington, together with all after acquired title of the grantor therein.

Assessor's Parcel Number: P74657 (4135-039-012-0004)

Abbreviated Legal Description: Lot 12, Block 39, Section 1, Township 33, Range 4 East.

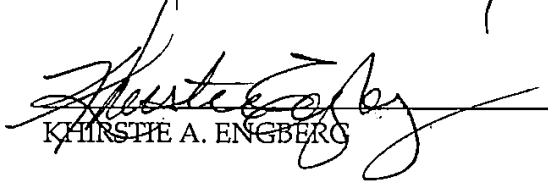
Full Legal Description: Attached hereto as Exhibit "A" and incorporated herein by this reference.

Situated in Skagit County, Washington.

Including Manufactured Home 2004 Palm Harbor 51x41 Serial Number PH206548.
Title Elimination AF#200708100160.

TOGETHER WITH AND SUBJECT TO: All covenants, conditions, restrictions, reservations, agreements, easements and assessments of record, if any.

Dated this 20 day of FEBRUARY, 2025.


KHIRSTIE A. ENGBERG

I certify that I know or have satisfactory evidence that KHIRSTIE A. ENGBERG is the person who appeared before me and said person acknowledged that she signed this instrument, on oath stated that she is authorized to execute the instrument and acknowledged it to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.



~~NOTARY PUBLIC~~ in and for the
State of Washington
Residing at: Mount Vernon
My Commission Expires: 5/7/27

EXHIBIT "A"

Assessor's Parcel Number: P74657 (4135-039-012-0004)

Lot 12, Block 39, TOWN OF MONTBORNE, according to the plat thereof recorded in Volume 2 of Plats, page 80, records of Skagit County, Washington;

TOGETHER WITH those portions of adjoining Walker Street as conveyed by Skagit County, a Washington municipal corporation by deed recorded under Auditor's File No. 200103020099, records of Skagit County, Washington.

EXCEPT that portion of said Lot 12, described as follows:

That portion of Lot 12, Block 39, and vacated Walker Street of the Plat of the Town of Melbourne, according to the plat thereof recorded in volume 2 of plats, page 80, records of Skagit county, Washington, also being a portion of Government Lot 1, Section 1, Township 33, Range 4 East, W.M., described as follows:

Beginning at a point on the north line of said Government Lot 1 which lies North 88°10'06" West, a distance of 393.58 feet from the Northeast corner thereof;

Thence South 17°59'26" East, a distance of 104.35 feet to the Northeasterly prolongation of the line common to Lot 15 and Lot 16 of Block 11, Plat of the Reserve Addition to the Town of Melbourne according to the plat thereof recorded in volume 2 of plats, page 59, records of Skagit county, Washington;

Thence South 47°31'07" West, a distance of 9.74 feet to the most easterly corner of said Lot 16;

Thence North 42°44'12" West along the easterly line of said Lot 16, a distance of 40.00 feet to the most easterly corner of Lot 17, said Plat of the Reserve Addition to the Town of Melbourne;

Thence North 37°16'11" West along the easterly line of said Lot 17, a distance of 53.44 feet to a point on the south right of way line of vacated Walker Street;

Thence North 1°49'54" East, a distance of 35.00 feet to the north line of said Government Lot 1;

Thence South 88°10'06" East along said north line, a distance of 33.36 feet to the Point of Beginning of this description;

Situated in Skagit County, Washington.

Including Manufactured Home 2004 Palm Harbor 51x41 Serial Number PH206548.

Title Elimination AF#200708100160.

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