

When recorded return to:
Farhad Fetrat
24318 7th Ave W
Bothell, WA 98021

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

3002 Colby Ave., Suite 200
Everett, WA 98201

Real Estate Excise Tax
Exempt
Skagit County Treasurer
By BELEN MARTINEZ
Affidavit No. 20252183
Date 07/11/2025

Escrow No.: 500155907

Chicago Title
500155907

QUIT CLAIM DEED

THE GRANTOR(S)

Rachelle Valerie Fetrat, spouse of Grantee

for and in consideration of To Establish Separate Property in accordance with WAC Code 458-61A-203 in hand paid, conveys and quit claims to

Farhad Fetrat, a married person as a separate estate

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 HERETO AND MADE A PART HEREOF

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

PTN SW 1/4 SEC 14-34-1E, W.M.

Tax Parcel Number(s): P19369/ 340114-0-004-0009, P137019 / 340114-0-004-0109

QUIT CLAIM DEED
(continued)

Dated: 7/7/25

[Signature]
Rachelle Valerie Fetrat

State of 7-7-2025
County of SNOHOMISH

This record was acknowledged before me on 7-7-2025 by Rachelle Valerie Fetrat.

Michael D. Van Wagner
(Signature of notary public)
Notary Public in and for the State of Washington
My commission expires: 5-1-2029

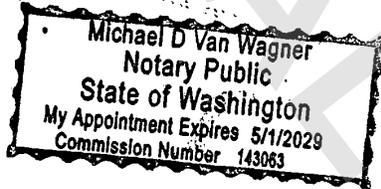


EXHIBIT "A"
Legal Description
(continued)

For APN/Parcel ID(s): P19369/ 340114-0-004-0009 and P137019 / 340114-0-004-0109

A PORTION OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 14,
TOWNSHIP 34 NORTH, RANGE 1 EAST, W.M., DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SUBDIVISION;
THENCE SOUTH 89 DEGREES 38' EAST ALONG THE NORTH LINE OF SAID SUBDIVISION
779.45 FEET TO THE TRUE POINT OF BEGINNING FOR THIS DESCRIPTION;
THENCE SOUTH 0 DEGREES 48'30' WEST ALONG AN EXISTING FENCE LINE 330.0 FEET;
THENCE SOUTH 89 DEGREES 38' EAST 660.0 FEET;
THENCE NORTH 0 DEGREES 48'30' EAST 330.0 FEET TO THE NORTH LINE OF SAID
SUBDIVISION;
THENCE NORTH 89 DEGREES 38' WEST 660.0 FEET TO THE TRUE POINT OF BEGINNING;

EXCEPT COUNTY ROAD ALONG THE NORTH BOUNDARY THEREOF, KNOWN AS GINNETT
ROAD OR DECEPTION PASS BURROWS BAY ROAD.

TOGETHER WITH THAT PORTION OF THE NORTH HALF OF THE NORTHWEST QUARTER OF
THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 34 NORTH, RANGE 1 EAST, W.M.,
DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID NORTH HALF;
THENCE SOUTH 88 DEGREES 10'52' EAST ALONG THE NORTH LINE OF SAID NORTH HALF, A
DISTANCE OF 779.45 FEET;
THENCE SOUTH 01 DEGREES 45'38' WEST, A DISTANCE OF 330.00 FEET TO THE TRUE POINT
OF BEGINNING;
THENCE NORTH 88 DEGREES 40'52' WEST, 70.69 FEET;
THENCE SOUTH 89 DEGREES 05'50' WEST, A DISTANCE OF 346.32 FEET TO THE SOUTH LINE
OF SAID NORTH HALF;
THENCE SOUTH 89 DEGREES 03'50' EAST ALONG SAID SOUTH LINE, A DISTANCE OF 633.63
FEET TO THE SOUTHEAST CORNER OF THE NORTH HALF;
THENCE NORTH 00 DEGREES 09'45' WEST ALONG THE EAST LINE OF SAID NORTH HALF, A
DISTANCE OF 342.12 FEET;
THENCE NORTH 88 DEGREES 40'52' WEST, A DISTANCE OF 561.46 FEET TO THE TRUE POINT
OF BEGINNING.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.