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11/13/2025 03:51 PM Pages: 1 of 5 Fees: \$307.50  
Skagit County Auditor

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2025 3697

NOV 13 2025

Amount Paid \$ 2

Skagit Co. Treasurer

By

Deputy

CT

**QUITCLAIM DEED**

**Grantor(s):**

1. Bert A. Hasselberg & Karin J. King Hasselberg, husband and wife

☐ Additional names on page \_\_\_\_ of document

**Grantee(s)**

1. Karin Janette King Hasselberg and Bert A. Hasselberg, Trustees of the Hasselberg Family Trust dtd May 5, 2025

☐ Additional names on page \_\_\_\_ of document

**Abbreviated Legal Descriptions (lot, block and plat name, or section-township-range):**

Ptn. of NW  $\frac{1}{4}$  of the SW  $\frac{1}{4}$  and of the SW  $\frac{1}{4}$  of SE  $\frac{1}{4}$  of Section 22, Township 36 N, Range 3 East, W.M.

☒ Additional legal description is on Exhibit A of this document

**Assessor's Property Tax Parcel Account Number(s): P-48081**

**QUITCLAIM DEED**

THE GRANTOR(S), Bert A. Hasselberg & Karin J. King Hasselberg, husband and wife for and in consideration of funding a revocable trust, convey and quitclaim to Karin Janette King Hasselberg and Bert A. Hasselberg, Trustees of the Hasselberg Family Trust dtd May 5, 2025, the following described real estate, situated in the County of Skagit, State of Washington:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

together with all after acquired title of the grantor(s) herein.

Dated: Oct. 27, 2025

Karin J. King Hasselberg  
Karin Hasselberg

Bert A. Hasselberg  
Bert A. Hasselberg

STATE OF WASHINGTON )  
 ) ss.  
COUNTY OF SKAGIT )

I certify that I know or have satisfactory evidence that Karin Hasselberg and Bert A. Hasselberg are the persons who signed this instrument; and acknowledged said instrument was their free and voluntary act for the uses and purposes therein mentioned. This record was acknowledged before me by Karin Hasselberg and Bert A. Hasselberg on the date set forth immediately below.

GIVEN under my hand and official seal on this 27<sup>TH</sup> day of OCTOBER, 2025.



Christina Rose Rubenstein

Print Name: CHRISTINA ROSE RUBENSTEIN

NOTARY PUBLIC in and for the State of Washington

Residing at: 3008 W 2ND ST. ANACORTES 94021

My commission expires: 07/14/2026

**Exhibit A**  
**Legal Description**

That portion of the Northwest 1/4 of the Southeast 1/4 and of the Southwest 1/4 of the Southeast 1/4 of Section 22, Township 36 North, Range 3 East, W.M., described as follows:

BEGINNING at the Northwest corner of said Northwest 1/4 of the Southeast 1/4 (center of Section 22);  
thence South 89°34'13" East, 1331.33 feet along the North line of said Northwest 1/4 of the Southeast 1/4 to the Northeast corner thereof and being the TRUE POINT OF BEGINNING also being the Northeast corner of that certain parcel described on Quit Claim Deed to Jim L. Zachariasen and Kim T. Zachariasen, husband and wife, recorded under Skagit County Auditor's File No. 2000104040031;  
thence South 0°35'25" East, 459.04 feet along the East line of said Northwest 1/4 of the Southeast 1/4;  
thence South 43°46'00" West, 582.53 feet;  
thence South 45°36'24" West, 800.00 feet;  
thence South 50°59'03" East, 185.93 feet;  
thence South 13°13'24" East, 297.76 feet, more or less, to a point on a line run between the Southeast corner of said Southwest 1/4 of the Southeast 1/4 to the Northwest corner of said Southwest 1/4 of the Southeast 1/4 also being the northeasterly line of Lot 3, Skagit County Short Plat No. 97-0069, recorded under Skagit County Auditor's File No. 200002040101; thence along said line North 45°36'36" West, 509.25 feet, more or less, to the Southeast line of that certain tract conveyed to Wendell P. Morrison by Deed dated December 16, 1925 and recorded January 11, 1926 in Volume 138 of Deeds, page 445, records of Skagit County, Washington; thence North 33°02'20" East, 51.78 feet, more or less, along the southeasterly line of said Morrison tract to the toe of the hill and the southeasterly corner of said Morrison tract;  
thence along said toe of the hill, being the easterly line of said Morrison tract as follows:  
thence North 60°47'52" West, 47.91 feet;  
thence North 3°57'22" West, 76.07 feet;  
thence North 16°59'43" West, 74.01 feet, more or less, to the Northeast corner of said Morrison tract;  
thence South 89°34'23" West, 143.35 feet, more or less, along the North line of said Morrison tract to a point on a line run from the Southwest corner of said Northwest 1/4 of the Southeast 1/4 to the Northeast corner of said Northwest 1/4 of the Southeast 1/4, also being a point on the southeasterly line of that certain parcel described on Quit Claim Deed to David C. Hasselberg and Karen M. Hasselberg, husband and wife, recorded under Skagit County Auditor's File No. 200012070077 and bearing South 45°36'24" West from the TRUE

POINT OF BEGINNING; thence North 45°36'24" West along said southeasterly line, or line extended, 1826.32 feet, more or less, to the TRUE POINT OF BEGINNING.

SUBJECT TO and TOGETHER WITH that certain 60.00-foot easement for ingress, egress and utilities over, under and across a portion of the Northwest 1/4 of the Southeast 1/4 and a portion of the Northeast 1/4 of the Southwest 1/4 of Section 22, Township 36 North, Range 3 East, W.M. recorded under Skagit County Auditor's File No. 9809020069, said easement being 30.00 feet right and 30.00 feet left of the following described centerline:

Commencing at the Southwest corner of the Southeast 1/4 of said Section 22 (South 1/4 corner);  
thence North 0°25'37" West 1303.90 along the West line of said Southeast 1/4 of the Southwest 1/4 to the Southwest corner of said Northwest 1/4 of the Southeast 1/4 of Section 22;  
thence North 45°36'24" East 248.72 feet to a point hereafter referred to as Point "X" to the TRUE POINT OF BEGINNING of said centerline on a line from said Southwest corner of the Northwest 1/4 of the Southeast 1/4 to the Northeast corner of said Northwest 1/4 of the Southeast 1/4;  
thence North 19°09'39" West 8.36 feet;  
thence North 29°22'51" West 213.33 feet;  
thence North 40°28'05" West 218.24 feet;  
thence North 34°00'24" West 232.82 feet;  
thence North 56°13'26" West 70.68 feet;  
thence North 73°49'42" West 267.96 feet;  
thence North 61°15'34" West 48.63 feet;  
thence North 27°37'35" West 41 feet, more or less, to the southeasterly line of that certain parcel described in Quit Claim Deed to David Allan, recorded under Skagit County Auditor's File Number 9702050058 and being the terminus of said centerline.

AND ALSO TOGETHER WITH a 60.00-foot wide non-exclusive mutually beneficial easement for ingress, egress and utilities over, under and across portions of the Northwest 1/4 of the Southeast 1/4 and the Southwest 1/4 of the Southeast 1/4 of said Section 22, Township 36 North, Range 3 East, W.M., being 30.00 feet right and 30.00 feet left of the following described centerline:

BEGINNING at the aforementioned Point "X";  
thence South 26°31'01" East, 167.10 feet;  
thence South 37°49'33" East, 173.45 feet;  
thence South 50°59'03" East, 300.00 feet, being the terminus of said centerline.

ALL OF THE ABOVE BEING SUBJECT TO and TOGETHER WITH easements, reservations, restrictions, covenants, liens, leases, court causes and other instruments of record.

All being situated in the County of Skagit, State of Washington.

Subject to encumbrances, easements, reservations, restrictions, and covenants of record, and excluding any representation or warranty as to encroachments or matters of location, boundary and area which an accurate survey may disclose.