



200910050094

Skagit County Auditor

10/5/2009 Page 1 of 3 2:35PM

When Recorded, Return To:

Steve Kirby Larson
14623 Channe Drive
LaConner WA 98257

QUIT CLAIM DEED

Grantor: Sandra Lee Larson, as her separate estate
Grantee: Steve Kirby Larson, as his separate estate

Legal Description: P119456: ACREAGE ACCOUNT, ACRES 1.59, (DK12 DR19) LOT 1 SHORT PLAT#PL00-0408 AF#200208010118 IN GOVERNMENT LOT 6. ALSO TOGETHER WITH VACATED ROAD AKA LOCATED IN THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 AND THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 13, TOWNSHIP 34 NORTH, RANGE 2 EAST, W.M. THAT PORTION OF TRACTS "A" AND "F" OF SKAGIT BEACH DIVISION NO. 1 FILED IN VOL. 8 OF PLATS AT PAGE 71, RECORDS OF SKAGIT COUNTY, WASHINGTON, SIGNED 6/16/64, LYING NORTH OF CHANNEL DRIVE AS SHOWN UPON SKAGIT BEACH DIVISION NO. 6 FILED IN VOL. 14 OF PLATS AT PAGE 31, RECORDS OF SKAGIT COUNTY, WASHINGTON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID PLAT OF SKAGIT BEACH DIVISION NO. 6 WHICH POINT BEARS NORTH 79 DEGREES 30' 00" EAST, A DISTANCE OF 50.00 FEET FROM THE SOUTHEAST CORNER TO LOT 1 OF SAID SKAGIT BEACH DIVISION NO. 6, AND WHICH POINT LIES ON THE EASTERLY LINE OF CHANNEL DRIVE REFERRED TO AS TRACT "A" OF SKAGIT BEACH DIVISION NO. 5 FILED IN VOL. 10 OF PLATS AT PAGE 27, RECORDS OF SKAGIT COUNTY, WASHINGTON; THENCE NORTH 10 DEGREES 30' 00" WEST ALONG THE EASTERLY LINE OF SAID PLAT OF SKAGIT BEACH DIVISION NO. 6 AND CHANNEL DRIVE A DISTANCE OF 443.72 FEET, MORE OR LESS, TO ITS INTERSECTION WITH THE EASTERLY LINE OF TRACT "A" OF SAID SKAGIT BEACH DIVISION NO. 1; THENCE NORTH 31 DEGREES 59' 00" WEST ALONG THE EASTERLY LINE OF SAID PLAT OF SKAGIT BEACH DIVISION NO. 6, CHANNEL DRIVE AND TRACT "A" OF SAID SKAGIT BEACH DIVISION NO. 1 A DISTANCE OF 142.16 FEET TO THE PC OF A CURVE TO THE LEFT HAVING A RADIUS OF 150.00 FEET AND A CENTRAL ANGLE OF 36 DEGREES 00' 00" AND WHICH POINT IS THE TRUE POINT OF BEGINNING OF THIS ROAD VACATION PROPERTY DESCRIPTION; THENCE CONTINUING NORTHERLY ALONG SAID EASTERLY LINE OF SAID PLAT OF SKAGIT BEACH DIVISION NO. 6 ON SAID CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 36 DEGREES 00' 00", AN ARC LENGTH OF 94.25 FEET TO THE PT OF SAID CURVE; THENCE NORTH 67 DEGREES 59' 00" WEST ALONG SAID EASTERLY LINE OF SAID PLAT OF SKAGIT BEACH DIVISION NO. 6 A

DISTANCE OF 42.88 FEET TO THE PC OF A CURVE TO THE RIGHT; THENCE ALONG THE FOLLOWING COURSES AND DISTANCES; CONTINUING NORTHERLY ON A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 60 DEGREES 11' 49", AN ARC LENGTH OF 101.56 FEET TO THE PT OF SAID CURVE; THENCE NORTH 7 DEGREES 47' 11" WEST, A DISTANCE OF 155.71 FEET, MORE OR LESS, TO A POINT ON THE EASTERLY LINE OF SAID TRACT "A" OF SKAGIT BEACH DIVISION NO. 1, WHICH POINT BEARS NORTH 31 DEGREES 59' 00" WEST A DISTANCE OF 361.32 FEET FROM THE TRUE POINT OF BEGINNING; THENCE SOUTH 31 DEGREES 59' 00" EAST ALONG THE EASTERLY LINE OF SAID TRACT "A" OF SKAGIT BEACH DIVISION NO. 1, A DISTANCE OF 361.32 FEET TO THE TRUE POINT OF BEGINNING OF THIS ROAD VACATION PROPERTY DESCRIPTION. PER RESOLUTION NUMBER R20020417 PER FINAL ORDER OF VACATION UNDER AF# 200212160250. ALSO TOGETHER WITH THAT PORTION OF TRACT "X" LYING SOUTHERLY OF THE NORTH LINE LOT 1 OF SKAGIT COUNTY SHORT PLAT NO. PL-00-0408 EXTENDED WEST TO CHANNEL DRIVE. "TRACT X": THAT PORTION OF UNOPENED CHANNEL DRIVE NO. 43830 VACATED BY ORDER VACATING COUNTY RIGHT-OF-WAY RECORDED DECEMBER 16, 2002 AS AUDITOR'S FILE NO. 200212160250 LYING WITHIN TRACT "A" OF "SKAGIT BEACH DIVISION NO. 1" AS PER PLAT RECORDED IN VOLUME 8 OF PLATS, PAGE 71 RECORDS OF SKAGIT COUNTY, WASHINGTON, SITUATE IN SKAGIT COUNTY, WASHINGTON. ALSO TOGETHER WITH THAT PORTION OF TRACT "F" OF "SKAGIT BEACH DIVISION NO. 1" AS PER PLAT RECORDED IN VOLUME 8 OF PLATS, PAGE 71, RECORDS OF SKAGIT COUNTY, WASHINGTON THAT IS MORE PARTICULARLY DESCRIBED ON EXHIBIT "A" HERETO. "PARCEL F": THAT PORTION OF THE BELOW-DESCRIBED TRACT "A" LYING WITH TRACT "F" OF "SKAGIT BEACH DIVISION NO. 1". "TRACT X": THAT PORTION OF TRACTS "A" AND "F" OF "SKAGIT BEACH DIVISION NO. 1", FILED IN VOLUME 8 OF PLATS, AT PAGE 71, RECORDS OF SKAGIT COUNTY, WASHINGTON, SIGNED JUNE 16, 1964, LYING NORTH OF CHANNEL DRIVE AS SHOWN UPON "SKAGIT BEACH DIVISION NO. 6", FILED IN VOLUME 14 OF PLATS AT PAGE 31, RECORDS OF SKAGIT COUNTY, WASHINGTON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID PLAT OF "SKAGIT BEACH DIVISION NO. 6", WHICH POINT BEARS NORTH 79 DEGREES 30' 00" EAST, A DISTANCE OF 50.00 FEET FROM THE SOUTHEAST CORNER TO LOT 1 OF SAID "SKAGIT BEACH DIVISION NO. 6", AND WHICH POINT LIES ON THE EASTERLY LINE OF CHANNEL DRIVE REFERRED TO AS TRACT "A" OF "SKAGIT BEACH DIVISION NO. 5", FILED IN VOLUME 10 OF PLATS AT PAGE 27, RECORDS OF SKAGIT COUNTY, WASHINGTON; THENCE NORTH 10 DEGREES 30' 00" WEST ALONG THE EASTERLY LINE OF SAID PLAT OF "SKAGIT BEACH DIVISION NO. 6", AND CHANNEL DRIVE, A DISTANCE OF 443.72 FEET, MORE OR LESS, TO ITS INTERSECTION WITH THE EASTERLY LINE OF TRACT "A" OF SAID "SKAGIT BEACH DIVISION NO. 1"; THENCE NORTH 31 DEGREES 59' 00" WEST ALONG THE EASTERLY LINE OF SAID PLAT OF "SKAGIT BEACH DIVISION NO. 6", CHANNEL DRIVE AND TRACT "A" OF SKAGIT BEACH DIVISION NO. 1" A DISTANCE OF 142.16 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 150.00 FEET AND A CENTRAL ANGLE OF 36 DEGREES 00' 00" AND WHICH POINT IS THE TRUE POINT OF BEGINNING OF THIS ROAD VACATION PROPERTY DESCRIPTION; THENCE CONTINUING NORTHERLY ALONG SAID EASTERLY LINE OF SAID PLAT OF "SKAGIT BEACH DIVISION NO. 6" ON SAID CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 36 DEGREES 00' 00", AN ARC LENGTH OF 94.25 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 67 DEGREES 59' 00" WEST ALONG SAID EASTERLY LINE OF SAID PLAT OF "SKAGIT BEACH DIVISION NO. 6", A DISTANCE OF 42.88 FEET TO THE POINT OF CURVATURE OF A CURVE TO



THE RIGHT; THENCE ALONG THE FOLLOWING COURSES AND DISTANCES; CONTINUING NORTHERLY ON A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 60 DEGREES 11' 49", AN ARC LENGTH OF 101.56 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 7 DEGREES 47' 11" WEST, A DISTANCE OF 155.71 FEET, MORE OR LESS, TO A POINT ON THE EASTERLY LINE OF SAID TRACT "A" OF "SKAGIT BEACH DIVISION NO. 1", WHICH POINT BEARS NORTH 31 DEGREES 59' 00" WEST, A DISTANCE OF 361.32 FEET FROM THE TRUE POINT OF BEGINNING; THENCE SOUTH 31 DEGREES 59' 00" EAST ALONG THE EASTERLY LINE OF SAID TRACT "A" OF "SKAGIT BEACH DIVISION NO. 1", A DISTANCE OF 361.32 FEET TO THE TRUE POINT OF BEGINNING.

P119945: ACREAGE ACCOUNT, ACRES 1.23, THAT PORTION OF LOT 4 OF SHORT PLAT#PL00-0408 AF#200208010118 DESCRIBED AS FOLLOWS: BEGINNING AT THE NE CORNER OF LOT 1 OF SAID SHORT PLAT; THENCE NORTH 82-12-49 EAST ALONG THE EASTERLY PROJECTION OF THE NORTH LINE OF SAID LOT 1, 97 FEET; THENCE SOUTH 7-47-11 EAST ALONG A LINE WHICH IS PARALLEL TO AND 97 FEET DISTANT FROM WHEN MEASURED AT RIGHT ANGLES TO THE EAST LINE OF SAID LOT 1 AND THE SOUTHERLY PROJECTION THEREOF, 658.63 FEET, MORE OR LESS, TO A POINT ON THE WESTERLY LINE OF SAID LOT 4, WHICH POINT BEARS SOUTH 31-59 EAST, 236.66 FEET, MORE OR LESS, FROM THE SOUTHERLY CORNER OF SAID LOT 1; THENCE NORTH 1-59 WEST ALONG THE WESTERLY LINE OF SAID LOT 4, 236.66 FEET, MORE OR LESS, TO THE SOUTHERLY CORNER OF SAID LOT 1; THENCE NORTH 7-47-11 WEST ALONG THE EAST OF SAID LOT 1, 442.76 FEET TO THE POINT OF BEGINNING.

Assessor's Property Tax
Parcel or Account No: P119446 340213-0-005-0100

Reference Nos of Documents
Assigned or Released: N/A

Conveyance:
For and in consideration of fulfillment of the terms of a Decree of Dissolution entered in Skagit County Superior Court under Skagit County Cause No. 09-3-00393-5 on the ___ day of ___, 2009, Grantor conveys and quit claims to the Grantee, a single man, as his separate estate, the above described real estate, situated in Skagit County, State of Washington, together with all after acquired title of the grantor.


Dated this 29 day of September, 2009.

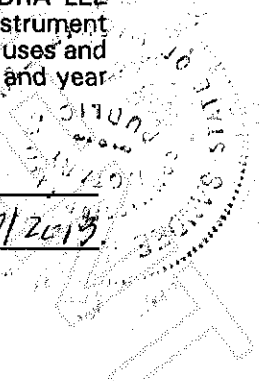

SANDRA LEE LARSON

STATE OF WASHINGTON)
) ss.
COUNTY OF SKAGIT)

On this 29 day of Sept, 2009, personally appeared before me SANDRA LEE LARSON, to me known to be the individual described in and who executed the foregoing instrument and acknowledged that she signed the same as her free and voluntary act and deed, for the uses and purposes therein mentioned. WITNESS my hand and official seal hereto affixed the date and year above written.

SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax
3049
OCT 05 2009
mf


Notary Public of Washington
My commission expires: 8/27/2013



QUIT CLAIM DEED - 3



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Skagit County Auditor