

AFTER RECORDING MAIL TO:  
Ivan R Larson  
17678 Kingfisher Cove Lane  
Mount Vernon, WA 98273

POOR ORIGINAL

LAND TITLE AND ESCROW  
01-179394-0

Filed for Record at Request of: WFG National Title Company of Washington, LLC  
Escrow Number: 20-243620

Real Estate Excise Tax  
Exempt

Skagit County Treasurer  
By Marissa Guerrero

Affidavit No. 2020-3494

Date 09/02/2020

**QUIT CLAIM DEED**

Abbreviated Legal: Ptn Gov. Lot 7, 36-34-4 E W.M. (Aka Ptn Lot D. SP 48-73).

Additional legal(s) on page:

Assessor's Tax Parcel Number(s): 340436-0-012-0620, p29869

THE GRANTOR Christopher N. Larson and Patricia J. Larson, husband and wife for and in consideration of Clearing Title-Cosignor, conveys and quit claims to Ivan R Larson, a single man, the following described real estate, situated in the County of Skagit, State of Washington:

SEE ATTACHED EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Together with all after acquired title of the grantor(s) herein:

Dated this 29 day of August, 2020

Christopher N. Larson  
Christopher N. Larson

Patricia J. Larson  
Patricia J. Larson

STATE OF Washington )  
County of Snohomish ) SS.

I certify that I know or have satisfactory evidence that Christopher N. Larson and Patricia J. Larson is/are the person(s) who appeared before me, and said person acknowledged that he/she/they signed this instrument and acknowledge it to be a free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: August 29<sup>th</sup> 2020

Layla M. Taheraziz  
Notary Public in and for the State of Washington  
Residing at Stanwood, WA  
My appointment expires: 04/11/2024

Layla M Taheraziz  
Notary Public  
State of Washington  
My Appointment Expires 04/11/2024  
Commission Number 20104882

Title Order No.: **01-179394-O**

**EXHIBIT A**

PARCEL "A":

That portion of Government Lot 7 in Section 36, Township 34 North, Range 4 East, W.M., lying Westerly of the Northern Pacific Railway Company right of way,

EXCEPT the North 610 feet thereof,

AND EXCEPT that portion thereof lying South of the South line of the North 770 feet thereof.

(Said property is also known as a portion of Lot D, Skagit County Short Plat No. 48-73, approved October 23, 1973).

Situate in the County of Skagit, State of Washington.

PARCEL "B":

That portion of the 100 foot wide railroad right of way commonly known as the Northern Pacific Railroad, in the Southeast  $\frac{1}{4}$  of Section 36, Range 34 North, Range 4 East, W.M., lying between the Easterly extensions of both the North and South lines of that certain tract described as Parcel A on that certain deed recorded October 11, 1989, under Auditor's File No. 8910110072, records of Skagit County, Washington,

EXCEPT that portion thereof, if any, lying within the existing, as built right of way of State Highway 9.

Situate in the County of Skagit, State of Washington.

**END OF EXHIBIT A**