

When recorded return to:

Aaron Hoffman
24847 Northwood Lane
Sedro-Woolley, WA 98284

Filed for Record at Request of
Land Title & Escrow of Skagit & Island County
Escrow Number: 01-179396-OE

Real Estate Excise Tax
Exempt
Skagit County Treasurer
By Marissa Guerrero
Affidavit No. 2020-4163
Date 10/09/2020

QUIT CLAIM DEED

THE GRANTOR AARON HOFFMAN, AN UNMARRIED PERSON for and in consideration of **WAC#458-61A-201(B4)GIFT** in hand, conveys and quit claims to **AARON HOFFMAN, AN UNMARRIED PERSON AND AMBER PETERSEN, AN UNMARRIED PERSON** the following described real estate, situated in the County of **Skagit State of Washington**, together with all after acquired title of the grantor(s) therein:

Abbreviated Legal:

NW SW, Except Ptn And Ptn SW SW, 5-35-3
For Full Legal See Attached Exhibit "A"

Tax Parcel Number(s): 350505-3-002-0001, P38469

Dated: October 5, 2020

[Signature]
Aaron Hoffman

STATE OF Washington
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Aaron Hoffman is the person(s) who appeared before me, and said person(s) acknowledged that he / she / they signed this instrument and acknowledge it to be his / her / their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: October 5th 2020

Karen Ashley
Karen Ashley
Notary Public in and for the State of Washington
Residing at: Sedro-Woolley
My appointment expires: 9/11/2022



Escrow No.: 01-179396-OE

EXHIBIT "A"

LEGAL DESCRIPTION

PARCEL "A":

The Northwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 5, Township 35 North, Range 5 East, W.M.

TOGETHER WITH the East 150 feet of the North 40 feet of the Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 5, Township 35 North, Range 5 East, W.M.

EXCEPT the West 150 feet of the South 40 feet of the Northwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 5, Township 35 North, Range 5 East, W.M.

Situate in the County of Skagit, State of Washington.

PARCEL "B":

A non-exclusive easement upon, over, under, through, across and along a strip of land 40 feet in width, as conveyed in instrument recorded May 31, 1988, under Auditor's File No. 8805310033, and an Addendum to Grant of Easement recorded August 21, 2000, under Auditor's File No. 200008210069, and being described as follows:

The East 750 feet of the South 40 feet of the Northeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 6, Township 35 North, Range 5 East, W.M.

Situate in the County of Skagit, State of Washington.

PARCEL "C":

A non-exclusive easement for ingress, egress and utilities, upon, over, under, through, across and along strips of land in varying widths, being described as follows:

1.) Northwood Lane, as shown on the face of Short Plat No. 96-0102, approved September 23, 1997, recorded October 17, 1997, in Book 13 of Short Plats, pages 51 and 52, under Auditor's File No. 9710170121, and being a portion of the North $\frac{1}{2}$ of the South $\frac{1}{2}$ of the Southeast $\frac{1}{4}$ of Section 6, Township 35 North, Range 5 East, W.M.

2.) The North 30 feet of that portion of Lots 2 and 3 of said Short Plat No. 96-0102, lying Easterly of Northwood Lane

3.) The North 30 feet of the Northwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 6, Township 35 North, Range 5 East, W.M.

EXCEPT the West 45.20 feet thereof, as measured perpendicular to the West line of the said Northwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$.

Situate in the County of Skagit, State of Washington.