

202108230108

08/23/2021 02:18 PM Pages: 1 of 4 Fees: \$206.50  
Skagit County Auditor

Prepared By

Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
State: \_\_\_\_\_ Zip Code: \_\_\_\_\_

After Recording Return To

Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
State: \_\_\_\_\_ Zip Code: \_\_\_\_\_

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
20213880  
AUG 23 2021  
Amount Paid \$ 5605.00  
Skagit Co. Treasurer  
By HB Deputy

Space Above This Line for Recorder's Use

WASHINGTON QUIT CLAIM DEED

STATE OF WASHINGTON  
SKAGIT COUNTY

THIS DEED is made this 20 day of AUGUST, in the year 2021, between  
Demoss-Villan & Kimberly Villan, as Grantor(s); and  
JOHN A Mc DANIELS, as Grantee(s). P: 47590  
\*grantor: Shannon Demoss-villan# Ptn: SE 1/4 NE 1/4 2-36N-3EW

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of  
(\$ 350,000.00) in hand paid to  
J. M. Demoss - Villan, a Kimberly B Villan residing at 1553 Silver Run County of  
\_\_\_\_\_, City of BELLEVUE, State of WA (hereinafter known as the  
"Grantor(s)") hereby conveys and quitclaims to JOHN A Mc DANIEL, a  
residing at 16838 Equestrian Way County of Skagit, City of BELLEVUE, State of  
WA (hereinafter known as the "Grantee(s)") all the rights, title, interest, and claim in or to



the following described real estate, situated in Skagit County, Washington, to-wit:

EXHIBIT A TITLE # 63836415

[INSERT LEGAL DESCRIPTION HERE OR ATTACH AND INSERT]

To have and to hold, the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever for the said first party, either in law or equity, to the only proper use, benefit and behoof of the said second party forever.

Shannon M DeMoss-Villani  
Grantor's Signature  
Shannon

John A McDaniel  
Grantor's Signature

J.M. DeMoss-Villani @ Kimberly B Villani  
Grantor's Name

John A McDaniel  
Grantor's Name

1553 Silver Run Ln  
Address

16838 Eoustran Way  
Address

Bellingham, WA 98229  
City, State & Zip

Bellingham, WA 98229  
City, State & Zip

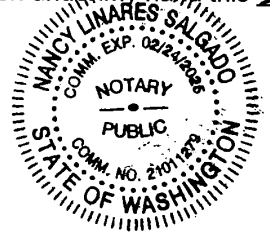
STATE OF WASHINGTON)  
COUNTY OF SKAGIT

[Signature]  
grantor signature:

Kimberly B Villani  
grantor name:

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Shannon, John, & Kim whose names are signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, they, executed the same voluntarily on the day the same bears date.

Given under my hand and this 23 day of August, 20 21.



Nancy Linaves  
Notary Public Nancy Linaves Salgado  
Skagit County

My Commission Expires: 02-24-2026

Title No 63836415

## LEGAL DESCRIPTION

## EXHIBIT "A"

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON, AND IS DESCRIBED AS FOLLOWS:

## PARCEL A:

A PORTION OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 36 NORTH, RANGE 3 EAST OF THE WILLAMETTE MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SUBDIVISION:

THENCE NORTH 88°49'05" WEST ALONG THE SOUTH LINE OF SAID SUBDIVISION A DISTANCE OF 347.96 FEET TO THE TRUE POINT OF BEGINNING;

THENCE CONTINUE NORTH 88°49'05" WEST A DISTANCE OF 300.00 FEET;

THENCE NORTH 28°22'05" WEST A DISTANCE OF 483.67 FEET;

THENCE NORTH 48°09'41" EAST A DISTANCE OF 175.00 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 161.96 FEET;

THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 49°41'40" A DISTANCE OF 140.48 FEET;

THENCE SOUTH 82°08'39" EAST A DISTANCE OF 100.01 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 170.22 FEET;

THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 36°29'38" A DISTANCE OF 108.42 FEET TO A POINT OF COMPOUND CURVATURE HAVING A RADIUS OF 288.09 FEET;

THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 19°41'32" A DISTANCE OF 99.01 FEET;

THENCE SOUTH 01°02'12" WEST PARALLEL WITH THE EAST LINE OF SAID SUBDIVISION A DISTANCE OF 655.26 FEET TO THE TRUE POINT OF BEGINNING;

(ALSO KNOWN AS TRACT 8 OF UNRECORDED SURVEY OF CANTERSHIRE).

## PARCEL B:

AN EASEMENT FOR INGRESS, EGRESS, AND UTILITIES OVER AND ACROSS THE FOLLOWING DESCRIBED TRACTS OF LAND BEING 60.00 FEET WIDE:

A PORTION OF THE WEST HALF OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 36 NORTH, RANGE 3 EAST OF THE WILLAMETTE MERIDIAN, AND OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 36 NORTH, RANGE 3 EAST OF THE WILLAMETTE MERIDIAN. A 60.00-FOOT WIDE TRACT OF LAND, THE CENTERLINE OF WHICH IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SECTION 1, TOWNSHIP 36 NORTH, RANGE 3 EAST OF THE WILLAMETTE MERIDIAN;

THENCE SOUTH 01°02'12" WEST ALONG THE WEST LINE OF SAID SECTION 1 A DISTANCE OF 1,493.31 FEET TO A POINT ON A CURVE HAVING A RADIUS POINT BEARING SOUTH 34°30'17" EAST A DISTANCE OF 218.70 FEET;

THENCE ALONG THE ARC OF SAID CURVE IN A SOUTHWESTERLY DIRECTION A DISTANCE OF 52.77 FEET;

THENCE SOUTH 41°40'11" WEST A DISTANCE OF 474.66 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 288.09 FEET;

THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 19°41'32" A DISTANCE OF 99.01 FEET TO A POINT OF COMPOUND CURVATURE HAVING A RADIUS OF 170.22 FEET;

THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 36°29'38" A DISTANCE OF 108.42 FEET;

THENCE NORTH 82°08'39" WEST ALONG SAID CENTERLINE A DISTANCE OF 100.01 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 161.96 FEET;

THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 49°41'40" A DISTANCE OF 140.48 FEET;

THENCE SOUTH 48°09'41" WEST A DISTANCE OF 175.00 FEET TO THE TERMINATION POINT FOR SAID CENTERLINE;

A PORTION OF THE WEST HALF OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 36 NORTH, RANGE 3 EAST OF THE WILLAMETTE MERIDIAN, AND OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 36 NORTH, RANGE 3 EAST OF THE WILLAMETTE MERIDIAN. A 60.00-FOOT WIDE TRACT OF LAND, THE CENTERLINE OF WHICH IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SECTION 1, TOWNSHIP 36 NORTH, RANGE 3 EAST OF THE WILLAMETTE MERIDIAN;

THENCE SOUTH 01°02'12" WEST ALONG THE WEST LINE OF SAID SECTION 1 A DISTANCE OF 1,493.31 FEET TO A POINT ON A CURVE HAVING A RADIUS POINT BEARING SOUTH 34°30'17" EAST A DISTANCE OF 218.70 FEET;

THENCE ALONG THE ARC OF SAID CURVE IN AND NORTHEASTERLY DIRECTION A DISTANCE OF 134.81 FEET;

THENCE SOUTH 89°11'12" EAST A DISTANCE OF 200.25 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 120.66 FEET;

THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 89°41'00" A DISTANCE OF 187.58 FEET;

THENCE SOUTH 00°29'51" WEST A DISTANCE OF 551.98 FEET;

THENCE SOUTH 84°34'33" WEST A DISTANCE OF 950.00 FEET;

THENCE SOUTH 05°25'27" EAST A DISTANCE OF 20.00 FEET TO THE CENTER OF A CUL-DE-SAC HAVING A RADIUS OF 50 FEET.

ALL SITUATED IN SKAGIT COUNTY, WASHINGTON.

Parcel ID: 360302-1-001-0612

Commonly known as 16838 Equestrian Way, Bellingham, WA 982299399  
However, by showing this address no additional coverage is provided

Recording jurisdiction: Skagit

ABBREVIATED LEGAL: PTN. SE 1/4 NE 1/4 2-36N-3EWM.

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\*U06541881\*

1632 11/29/2017 80918410/1