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01/18/2022 03:44 PM Pages: 1 of 2 Fees: \$204.50
Skagit County Auditor

Upon recording, return to:

Ryan M. Yoke
Vander Wel, Jacobson & Yoke, PLLC
1540 140th Avenue NE, Suite 200
Bellevue, WA 98005

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2022.187
JAN 18 2022
Amount Paid \$ 4805
By Skagit Co. Treasurer Deputy

QUITCLAIM DEED

Grantors: Don F. T. Wilson and Kathryn E. Wilson

Grantees: Ian Faley, Theresa Faley, Brian Faley, and Laura Faley

Tax Parcel No.: # P27824, P27840 and P27822

Abbreviated Legal Description: Property 1: Section 25, Township 34 North, Range 4 East-SW NE & SE NE & NE SE

Grantors, Don F. T. Wilson and Kathryn E. Wilson, a married couple, for ten dollars and other good and valuable consideration conveys and quitclaims 63.33% of their interest in the below described real property to Ian Faley and Theresa Faley, a married couple as their community property, and conveys and quitclaims the remaining 36.67% of their interest in said property to Brian Faley and Laura Faley, a married couple as their community property all interest in the following described real estate:

SEE EXHIBIT A ATTACHED

Commonly known as: 0 Otter Pond Drive, Mount Vernon, Washington

Dated this 12th day of January, 2022.

Don F. T. Wilson

Kathryn E. Wilson

STATE OF WASHINGTON)
) ss.
COUNTY OF KING)

On this 12th day of January, 2022, before me, the undersigned, a Notary Public, in and for the State of Washington, duly commissioned and sworn, personally appeared to me Don F. T. Wilson and Kathryn E. Wilson, known to be the individuals who executed the foregoing instrument, and acknowledged the said instrument to be their free and voluntary act and deed, for the uses and purposes therein mentioned.

Witness my hand and official seal hereto affixed the day and year first above written.



Ryan M. Yoke
Notary Public in and for the State of Washington
residing at Seattle, WA
My commission expires 11/1/2022

EXHIBIT A
LEGAL DESCRIPTION

Property Address: 0 Otter Pond Drive, Mount Vernon, WA 98273
Tax Parcel Number(s): P27824, P27840 and P27822

Property Description:

Those portions of the South 1/2 of the Northeast 1/4 and of the Northeast 1/4 of the Southeast 1/4 of Section 25, Township 34 North, Range 4 East, W.M. lying within those premises conveyed to MV Associates, a Washington limited partnership, by deed dated July 25, 1979 and recorded as Auditor's File No. 7908080023 and later rerecorded as Auditor's File No. 7908310024, EXCEPT the five following described tracts:

- 1) Tracts 8, 9, 10, 11, 12 and 14 of a 20 acre parcel survey recorded in Volume 4 of Surveys at Pages 56-61, inclusive, as Auditor File No. 8212140010 and commonly known as "The Uplands".
- 2) That portion thereof conveyed to Michael L. Schons, et ux, by deed dated January 25, 1983 and recorded as Auditor's File No. 8302090047, said premises being delineated on a survey recorded in Volume 6 of Surveys at Page 52 as Auditor's File No. 8503250034.
- 3) That portion thereof conveyed to Michael L. Schons, et ux, by deed dated January 12, 1983 and recorded as Auditor's File No. 8302090044.
- 4) That portion thereof, if any, lying, within those certain premises conveyed to Michael L. Schons, et ux, by deed dated July 2, 1979 and recorded as Auditor's File No. 7908310025.
- 5) That portion thereof lying Easterly and Southeasterly of the following described line:
Begin at the East quarter corner of said Section 25; thence South 01 degrees 34' 50" West a distance of 447.20 feet; thence North 88 degrees 25' 10" West a distance of 60.00 feet to the Westerly line of Otter Pond Drive and the beginning of a non-tangent curve to the right having a radius point which bears North 88 degrees 25' 10" West 470.00 feet; thence Southerly along said Westerly line and said curve to the Right through a central angle of 38 degrees 25' 10" an arc distance of 315.16 feet; thence South 40 degrees 00' 00" West 307.74 feet, more or less, to an intersection with the South line of that certain Record of Survey recorded in Volume 6 of Short Plats, Page 52, extended West, said point of intersection being the terminus of this line description.