

**AFTER RECORDING RETURN TO:**

John C. Dippold  
CARNEY BADLEY SPELLMAN, P.S.  
701 Fifth Avenue, Suite 3600  
Seattle, WA 98104-7010

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**Document Title(s):** (or transactions contained therein)

QUITCLAIM DEED

**Reference Number(s) of Documents assigned or released:**

N/A

**Grantor(s):** (Last name first, then first name and initials)

DIPPOLD, KRISTINE ANNE, a single woman

**Grantee(s):** (Last name first, then first name and initials)

DIPPOLD, JOHN CURTIS, a single man

**Abbreviated Legal Description as follows:** (i.e., lot/block/plat or section/township/ range/  
quarter/ quarter)

SECTION 6, TOWNSHIP 35 NORTH, RANGE 2 EAST; PTN GOV'T LOT 2 AND  
SECTION 31, TOWNSHIP 36 NORTH, RANGE 2 EAST; PTN GOV'T LOT 2

[x] Complete legal description is on Exhibit A of document

**Skagit County Assessor's Property Tax Parcel/XrefID Account Number(s):**

P32734 350206-0-015-0004

P47336 360231-0-024-0001

P47342 360231-0-030-0003

Real Estate Excise Tax  
Exempt  
Skagit County Treasurer  
By Lena Thompson  
Affidavit No. 20222114  
Date 05/23/2022

**QUIT CLAIM DEED**

THE GRANTOR, KRISTINE ANNE DIPPOLD, a single woman, pursuant to a Decree of Dissolution filed in the Superior Court of Washington for King County under Cause No. 21-3-03919-7 SEA, conveys and quitclaims to JOHN CURTIS DIPPOLD, a single man, as Grantee, all of Grantor's interest in the real property commonly known as 6024 Seaway Drive, Anacortes, Washington 98221, situate in the County of Skagit, State of Washington, together with all after-acquired title of the Grantor therein (the "Property"). The Property is legally described as:

SECTION 6, TOWNSHIP 35 NORTH, RANGE 2 EAST; PTN GOV'T  
LOT 2 AND SECTION 31, TOWNSHIP 36 NORTH, RANGE 2 EAST;  
PTN GOV'T LOT 2

SEE EXHIBIT "A" FOR FULL LEGAL DESCRIPTION

Assessor's Property Tax Parcel Account Number(s): P32734 350206-0-015-0004  
P47336 360231-0-024-0001  
P47342 360231-0-030-0003

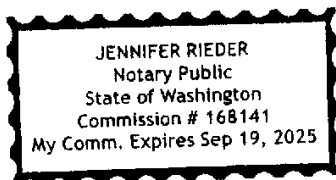
DATED this 12<sup>th</sup> day of May, 2022.

Kristine Anne Dippold  
Kristine Anne Dippold

STATE OF WASHINGTON )  
 ) ss.  
COUNTY OF KING )

THIS IS TO CERTIFY that I know or have satisfactory evidence that KRISTINE ANNE DIPPOLD is the person who appeared before me and executed the within and foregoing instrument, and who on oath stated that said person did so as their free and voluntary act for the uses and purposes therein mentioned.

GIVEN UNDER MY HAND AND OFFICIAL SEAL this 12<sup>th</sup> day of May, 2022.



Jennifer Rieder  
NOTARY PUBLIC for the state of Washington  
Residing at: Seattle, WA.  
My Commission Expires: Sept. 19, 2025

**EXHIBIT A**  
**LEGAL DESCRIPTION**

APN: P32734 350206-0-015-0004  
P47336 360231-0-024-0001  
P47342 360231-0-030-0003

**PARCEL "A":**

A tract of land in Government Lot 2, Section 6, Township 35 North, Range 2 East, W.M., and in Government Lot 2, Section 31, Township 36 North, Range 2 East, W.M., described as follows:

Beginning at a point on the section line said lots, 554.98 feet East of the West corner common thereto; thence South 19°10' West, 166.25 feet; thence South 83°12' East, 168.07 feet; thence South 75°22' East, 157.0 feet; thence East parallel to the said common lot line 522.45 feet to the East line of said Lot 2 of said Section 6; thence North 0°42' East, along said lot line 216.62 feet to the North 1/4 corner of said Section 6; thence North 0°36' East, along the East line of said Lot 2 of said Section 31, 142.87 feet; thence following a curve to the left whose radius is 70.73 feet, 121.83 feet; thence South 81°42'30" West, 49.08 feet; thence North 69°08' West, 193.0 feet; thence North 20°52' East, 147.63 feet to the high water line of Padilla Bay; thence North 69°08' West, 130.0 feet along said high water line; thence South 20°52' West, 113.68 feet; thence South 36°06'30" West, 334.4 feet; thence North 67°22' West, 137.7 feet; thence South 19°10' West, 143.82 feet to the point of beginning.

EXCEPT THEREFROM any county road rights-of-way, and dedicated roads not vacated (being a portion of vacated Plat of Orchard Beach Tracts, according to the plat recorded in Volume 4 of Plats, page 45, records of Skagit County, Washington);

AND EXCEPT that portion described as follows:

Beginning at the North 1/4 corner of said Section 6; thence North 0°36' East, along the East line of said Government Lot 2 of said Section 31, a distance of 142.87 feet; thence following a curve to the left whose radius is 70.73 feet, an arc distance of 121.83 feet; thence South 81°42'30" West, a distance of 23.84 feet; thence South 40°56'45" West, a distance of approximately 275 feet to the section line between Sections 6 and 31; thence Easterly along said Section line to the point of beginning;

TOGETHER WITH any vacated road adjacent thereto;

AND ALSO EXCEPT that portion, if any, of Guemes Island Road, County Road No. 48, vacated May 26, 1958, Commissioners File No. 9970, which may not have reverted to said premises by operation of law;

TOGETHER WITH tidelands of the second class lying in front of, adjacent to and abutting upon that portion bordering on the aforesaid premises, together with any entitlement to vacated road adjoining said parcel;

EXCEPT any vacated road adjacent to the excepted parcel hereinafter described.

Exhibit A-1

DIP001-0001 6904643

PARCEL "B":

An easement for ingress and egress across a strip of land 40 feet wide in Section 6, Township 35 North, Range 2 East, W.M., being 20 feet on each side of the following described centerline: beginning at a point on the Section line between Section 31, Township 36 North, Range 2 East, W.M. and Section 6, Township 35 North, Range 2 East, W.M., 554.98 feet East of the West corner common thereto; thence South  $19^{\circ}10'$  West, 166.25 feet, to the true point of beginning; thence West 213.2 feet; thence South  $51^{\circ}45'$  West, 797.4 feet; thence South  $69^{\circ}09'$  West, 377.0 feet; thence South  $72^{\circ}13'$  West, 324.8 feet; thence North  $87^{\circ}41'$  West, 169.0 feet; thence South  $76^{\circ}41'$  West, 150.0 feet, more or less, to the county road along the West line of Section 6, Township 35 North, Range 2 East, W.M., which property is now County Road.

PARCEL "C":

An easement for ingress and egress to a strip of land 20 feet wide in Section 6, Township 35 North, Range 2 East, W.M., the North line of which said 20 foot strip is described as follows:

Beginning at a point on the Section line between Section 31, Township 36 North, Range 2 East, W.M. and Section 6, Township 35 North, Range 2 East, W.M., 554.98 feet East of the West corner common thereto; thence South  $19^{\circ}10'$  West, 166.25 feet to the true point of beginning; thence South  $83^{\circ}12'$  East 168.07 feet; thence South  $75^{\circ}22'$  East, 157.0 feet.

Exhibit A-2

DIP001-0001 6904643