

When recorded return to:

Guardian Northwest Title & Escrow Company
121 NE Midway Blvd
Oak Harbor, WA 98277
(360) 675-2286
21-14165-SJ (KM)

Real Estate Excise Tax
Exempt
Skagit County Treasurer
By Lena Thompson
Affidavit No. 20236765
Date 06/05/2023

QUIT CLAIM DEED

THE GRANTOR(S)
Cielita Lopez-Lennon, a married woman

for and in consideration of: To Separate Community Property WAC 458-61A-203

in hand paid, conveys and quit claims to Scott Lennon, a married man as his separate estate

the following described real estate, situated in the County of Skagit, State of Washington together with all after acquired title of the grantor(s) herein:

FOR PROPERTY DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART
HEREOF. pg. 3

Abbreviated legal description: Property 1:Section 32, Township 34 North, Range 4 East - NE NW (aka
Lot 3 MV SP PLAN 20-0341)

Tax Parcel Number(s): P135277

UNOFFICIAL DOCUMENT

Dated: 5/21/2023

C. Lopez-Lennon
Cielita Lopez-Lennon

STATE OF WASHINGTON
COUNTY OF WHATCOM

This record was acknowledged before me on _____ day of May, 2023 by Cielita Lopez-Lennon

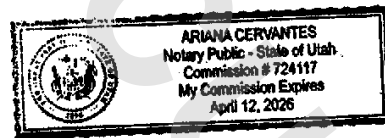
Signature

Title

My appointment expires: _____

State of Utah
County of Salt Lake
Subscribed and sworn to (or affirmed) before me this
27 day of 05
By Cielita Lopez-Lennon
Personally known _____ OR produced identification X
Type identification produced DRIVERS LICENSE
A

Notary Public



Quit Claim Deed
LPB 12-05 rev. 12/2006

EXHIBIT A**LEGAL DESCRIPTION**

Property Address: 2950 Cedardale Road, Mount Vernon, WA 98274
Tax Parcel Number(s): P135277

Property Description:

Lot 3, City of Mount Vernon Short Plat No. PLAN 20-0341, approved October 9, 2020 and recorded October 12, 2020, under Auditors File No. 202010120150; being a portion of the Northeast 1/4 of the Northwest 1/4 of Section 32, Township 34 North, Range 4 East, W.M.

TOGETHER WITH that portion of the Northeast 1/4 of the Northeast 1/4 of Section 32, Township 34 North, Range 4 East, W.M. also being a portion of Lot 3, City of Mount Vernon Binding Site Plan Land Use No. LU-08-058, approved June 16, 2009, and recorded September 22, 2009, under Skagit County Auditor's File No. 200909220049 and being described as follows:

BEGINNING at the Northeast corner of Lot 3, City of Mount Vernon Short Plat No. PLAN-20-0341, approved October 9, 2020, and recorded October 12, 2020, under Skagit County Auditor's File No. 202010120150; thence South 62°28'16" East on a Southeasterly projection of the Northerly line of said Lot 3 for a distance of 6.68 feet, more or less, to an existing North-South fence line;
thence along said fence line South 1°09'23" West for a distance of 24.24 feet;
thence South 0°56'27" West for a distance of 60.23 feet;
thence South 1°18'27" West for a distance of 37.93 feet;
thence South 1°18'45" West for a distance of 24.98 feet, more or less, to a point on the Southeasterly projection of the Southerly line of said Lot 3;
thence North 62°28'16" West along the projected Southerly line of said Lot 3 for a distance of 9.21 feet, more or less, to the Southeast corner of said Lot 3 at a point bearing South 2°01'16" West from the POINT OF BEGINNING;
thence North 2°01'16" East from the Easterly line of said Lot 3 for a distance of 146.27 feet to the POINT OF BEGINNING.

Situated in Skagit County, Washington.