



202404300021

04/30/2024 10:06 AM Pages: 1 of 5 Fees: \$307.50
Skagit County Auditor

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2024 0426
APR 30 2024

Amount Paid \$ 4405.00
Skagit Co. Treasurer

By *LT* Deputy

When recorded return to:

Craig Sjostrom
1204 Cleveland Ave.
Mount Vernon, Washington 98273

Quitclaim Deed

Grantors: Douglas Barnet & Kimberly Barnet, h/w
Grantees: Daniel Barnet & Jennifer E. Hunter, h/w
Legal Description: Tracts A & B AFN 202404020054 (aka Lots 11-13, Block 66, Amended Plat of Burlington)
Assessor's Property Tax Parcel or Account Nos.: P71740; P137113
Reference Nos of Documents Assigned or Released: N/A

THIS INDENTURE is made this 29th day of April, 2024, between Douglas Barnet & Kimberly Barnet, h/w, Grantors, and Daniel Barnet & Jennifer E. Hunter, h/w, Grantees.

For a valuable consideration, Grantors do hereby QUIT CLAIM to the Grantees all of their interest in the real property lying and being in the county of Skagit and State of Washington, and described as follows:

Tract A (P137113):

LOT A (EXHIBIT "C" SKAGIT COUNTY AUDITOR'S FILE NO. 202404020054)

THOSE PORTIONS OF LOTS 11, 12 AND 13, BLOCK 66, "AMENDED PLAT OF BURLINGTON, SKAGIT COUNTY, WASH.," AS PER PLAT RECORDED IN VOLUME 3 OF PLATS, PAGE 17, RECORDS OF SKAGIT COUNTY, WASHINGTON LYING NORTH OF THE FOLLOWING DESCRIBED LINE:

COMMENCING AT THE SOUTHWEST CORNER OF LOT 11, BLOCK 66, SAID "AMENDED PLAT OF BURLINGTON, SKAGIT COUNTY, WASH."; THENCE NORTH 00°00'22" WEST, ALONG THE WEST LINE OF LOT 11, ALSO BEING THE EAST MARGIN OF SOUTH REGENT STREET, FOR A DISTANCE OF 69.59

FEET TO THE TRUE POINT OF BEGINNING OF SAID
LINE;

THENCE SOUTH 89°59'57" EAST FOR A DISTANCE OF
41.00 FEET;

THENCE NORTH 00°00'22" WEST FOR A DISTANCE OF
3.00 FEET;

THENCE SOUTH 89°59'57" EAST FOR A DISTANCE OF
30.00 FEET;

THENCE NORTH 00°00'22" WEST FOR A DISTANCE OF
2.23 FEET;

THENCE SOUTH 89°59'57" EAST FOR A DISTANCE OF
19.00 FEET, MORE OR LESS, TO A POINT ON THE EAST
LINE OF LOT 13, BLOCK 66, SAID "AMENDED PLAT OF
BURLINGTON, SKAGIT COUNTY, WASH." AT A POINT
BEARING NORTH 00°00'22" WEST AND A DISTANCE
OF 74.82 FROM THE SOUTHEAST CORNER OF SAID
LOT 13 AND BEING THE TERMINUS OF SAID LINE.

SUBJECT TO AN EASEMENT FOR SANITARY SEWER PURPOSES OVER
A PORTION OF LOT 13, BLOCK 66, "AMENDED PLAT OF
BURLINGTON, SKAGIT COUNTY, WASH.," AS PER PLAT RECORDED
IN VOLUME 3 OF PLATS, PAGE 17, SKAGIT COUNTY, WASHINGTON,
DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID
LOT 13;

THENCE SOUTH 0°00'22" EAST, ALONG THE EAST
LINE OF SAID LOT 13, FOR A DISTANCE OF 33.06
FEET, MORE OR LESS, TO A POINT BEARING NORTH
00°00'22" WEST A DISTANCE OF 74.82 FEET FROM THE
SOUTHEAST CORNER OF SAID LOT 13;

THENCE NORTH 89°59'57" EAST FOR A DISTANCE OF
19.00 FEET;

THENCE NORTH 45°48'43" EAST FOR A DISTANCE OF
12.77 FEET

THENCE NORTH 00°00'22" WEST FOR A DISTANCE OF
24.00 FEET, MORE OR LESS, TO THE NORTH LINE OF
SAID LOT 13, AT A POINT BEARING NORTH 89°59'57"
WEST FROM THE POINT OF BEGINNING;

THENCE SOUTH 89°59'27" EAST ALONG THE NORTH
LINE OF SAID LOT 13 FOR A DISTANCE OF 10.00 FEET,
MORE OR LESS, TO THE NORTHEAST CORNER OF
SAID LOT 13 TO THE POINT OF BEGINNING.

AND SUBJECT TO AN EASEMENT FOR SEWER PURPOSES RECORDED
UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 404285.

AND ALSO SUBJECT TO AND TOGETHER WITH EASEMENTS,
RESERVATIONS, RESTRICTIONS, COVENANTS, LIENS, LEASES,
COURT CAUSES AND OTHER INSTRUMENTS OF RECORD.

SITUATE IN THE CITY OF BURLINGTON, COUNTY OF SKAGIT, STATE
OF WASHINGTON.

Tract B (P71740):

LOT B (EXHIBIT "C" SKAGIT COUNTY AUDITOR'S FILE NO. 202404020054)

THOSE PORTIONS OF LOTS 11; 12 AND 13, BLOCK 66, "AMENDED
PLAT OF BURLINGTON, SKAGIT COUNTY, WASH.," AS PER PLAT
RECORDED IN VOLUME 3 OF PLATS, PAGE 17, RECORDS OF SKAGIT
COUNTY, WASHINGTON LYING SOUTH OF THE FOLLOWING
DESCRIBED LINE:

COMMENCING AT THE SOUTHWEST CORNER OF LOT
11, BLOCK 66, SAID "AMENDED PLAT OF
BURLINGTON, SKAGIT COUNTY, WASH.";
THENCE NORTH 00°00'22" WEST, ALONG THE WEST
LINE OF LOT 11, ALSO BEING THE EAST MARGIN OF
SOUTH REGENT STREET, FOR A DISTANCE OF 69.59
FEET TO THE TRUE POINT OF BEGINNING OF SAID
LINE;

THENCE SOUTH 89°59'57" EAST FOR A DISTANCE OF
41.00 FEET;

THENCE NORTH 00°00'22" WEST FOR A DISTANCE OF
3.00 FEET;

THENCE SOUTH 89°59'57" EAST FOR A DISTANCE OF
30.00 FEET;

THENCE NORTH 00°00'22" WEST FOR A DISTANCE OF
2.23 FEET;

THENCE SOUTH 89°59'57" EAST FOR A DISTANCE OF
19.00 FEET, MORE OR LESS, TO A POINT ON THE EAST
LINE OF LOT 13, BLOCK 66, SAID "AMENDED PLAT OF
BURLINGTON, SKAGIT COUNTY, WASH." AT A POINT
BEARING NORTH 00°00'22" WEST AND A DISTANCE
OF 74.82 FROM THE SOUTHEAST CORNER OF SAID
LOT 13 AND BEING THE TERMINUS OF SAID LINE.

SUBJECT TO AN EASEMENT FOR SANITARY SEWER PURPOSES OVER
A PORTION OF LOT 13, BLOCK 66, "AMENDED PLAT OF
BURLINGTON, SKAGIT COUNTY, WASH.," AS PER PLAT RECORDED
IN VOLUME 3 OF PLATS, PAGE 17, SKAGIT COUNTY, WASHINGTON,
DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID
LOT 13;

THENCE SOUTH 0°00'22" EAST, ALONG THE EAST LINE OF SAID LOT 13, FOR A DISTANCE OF 33.06 FEET, MORE OR LESS, TO A POINT BEARING NORTH 00°00'22" WEST A DISTANCE OF 74.82 FEET FROM THE SOUTHEAST CORNER OF SAID LOT 13;

THENCE NORTH 89°59'57" EAST FOR A DISTANCE OF 19.00 FEET;

THENCE NORTH 45°48'43" EAST FOR A DISTANCE OF 12.77 FEET;

THENCE NORTH 00°00'22" WEST FOR A DISTANCE OF 24.00 FEET, MORE OR LESS, TO THE NORTH LINE OF SAID LOT 13, AT A POINT BEARING NORTH 89°59'57" WEST FROM THE POINT OF BEGINNING;

THENCE SOUTH 89°59'27" EAST ALONG THE NORTH LINE OF SAID LOT 13 FOR A DISTANCE OF 10.00 FEET, MORE OR LESS, TO THE NORTHEAST CORNER OF SAID LOT 13 TO THE POINT OF BEGINNING.


AND SUBJECT TO AN EASEMENT FOR SEWER PURPOSES RECORDED UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 404285.

AND ALSO SUBJECT TO AND TOGETHER WITH EASEMENTS, RESERVATIONS, RESTRICTIONS, COVENANTS, LIENS, LEASES, COURT CAUSES AND OTHER INSTRUMENTS OF RECORD.

SITUATE IN THE CITY OF BURLINGTON, COUNTY OF SKAGIT, STATE OF WASHINGTON.

DATED: April 29th, 2024.


DOUGLAS BARNET


KIMBERLY BARNET

STATE OF WASHINGTON)
 :SS
COUNTY OF SKAGIT)

On this day personally appeared before me Douglas Barnet, to me known to be one of the individuals described in and who executed the within and foregoing instrument, and acknowledged that he signed the same as his free and voluntary act and deed for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 29th day of April, 2024.

