

When recorded return to:
Cherie L. Geerdes and Michael J. Geerdes
8634 Atwell Road
Sedro Woolley, WA 98284

Real Estate Excise Tax
Exempt
Skagit County Treasurer
By Lena Thompson
Affidavit No. 20240456
Date 05/01/2024

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620055979

CHICAGO TITLE
620055979

QUIT CLAIM DEED

THE GRANTOR(S)

Cherie L. Geerdes, who also appears of record as Cherie Sims

for and in consideration of to establish community property in hand paid, conveys and quit claims to

Cherie L. Geerdes and Michael J. Geerdes, a married couple

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:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Abbreviated Legal: (Required if full legal not inserted above.)

PTN N 1/2 NW 1/4 SW 1/4 SEC 14-35-5E, W.M.

Tax Parcel Number(s): P39082 / 350514-3-005-0007

QUIT CLAIM DEED
(continued)

Dated: 4/26/24
Cherie L. Geerdes
Cherie L. Geerdes

State of Washington
County of SKAGUA
This record was acknowledged before me on 4/26/24 by Cherie L. Geerdes, who also
appears of record as Cherie Sims.

Teresa D. Varner
(Signature of notary public)
Notary Public in and for the State of Washington
My commission expires: 5/29/27



EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P39082 / 350514-3-005-0007

THE SOUTH 30 RODS OF THE NORTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 35, RANGE 5 EAST OF THE WILLAMETTE MERIDIAN, AND THAT PORTION OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 35 NORTH, RANGE 5 EAST OF THE WILLAMETTE MERIDIAN, LYING NORTHERLY OF THE LINE FENCE, SAID FENCE BEING THAT CERTAIN FENCE DESCRIBED AS THE NORTH LINE OF THAT CERTAIN TRACT CONVEYED TO O. CYLER HENRY AND NEVIA SHIRLEY HENRY, HUSBAND AND WIFE, BY DEED DATED SEPTEMBER 5, 1956, UNDER AUDITOR'S FILE NO. 541616, RECORDS OF SKAGIT COUNTY, WASHINGTON;

TOGETHER WITH THAT PORTION OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 35 NORTH, RANGE 5 EAST OF THE WILLAMETTE MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SOUTH HALF;
RUNNING THENCE WEST 22 FEET;
THENCE SOUTHEASTERLY TO A POINT 22 FEET SOUTH OF THE POINT OF BEGINNING;
THENCE NORTH 22 FEET TO THE POINT OF BEGINNING;

EXCEPT FOR THE FOLLOWING DESCRIBED TRACT:

THE SOUTH 16 RODS OF THE WEST 50 RODS OF THE SOUTH THREE-QUARTERS OF THE NORTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 35 NORTH, RANGE 5 EAST OF THE WILLAMETTE MERIDIAN;

AND EXCEPT FOR THE WEST 50 RODS OF THAT PORTION OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 35 NORTH, LYING NORTHERLY OF THE LINE FENCE, BEING THAT CERTAIN FENCE DESCRIBED AS THE NORTH LINE OF THAT CERTAIN TRACT CONVEYED TO O. CYLER HENRY AND NEVIA SHIRLEY HENRY, HUSBAND AND WIFE, BY DEED DATED SEPTEMBER 5, 1956, AND RECORDED SEPTEMBER 17, 1956, UNDER AUDITOR'S FILE NO. 541616, RECORDS OF SKAGIT COUNTY, WASHINGTON;

AND ALSO EXCEPT THAT PORTION LYING WITHIN THE HOEHN COUNTY ROAD.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.