



202410080040

10/08/2024 02:04 PM Pages: 1 of 3 Fees: \$305.50
Skagit County Auditor

When recorded return to:

Artem Belayev
19704 North Park Avenue North
Shoreline, WA 98133

212259-LT

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2024 24106
OCT 08 2024

Amount Paid \$
Skagit Co. Treasurer
By KA Deputy

QUIT CLAIM DEED

THE GRANTOR(S) **Vanrath Ang, Spouse of Grantee** for and in consideration of **WAC 458-61A-203(1)** to separate community property in hand paid, conveys and quit claims to **Artem Belayev, a married person as his separate property** 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 Full Legal See Attached "Exhibit A"

Abbreviated Legal: Ptn. NW ¼ - NW ¼, Sec. 29-Twn. 34N-Rg. 4 EWM

Tax Parcel Number(s): 340429-0-104-0008/P28262

Dated: October 1, 2024

[Signature]
Vanrath/Ang

STATE OF WASHINGTON
COUNTY OF Smith

This record was acknowledged before me on 1 day of Oct, 2024 by

Vanrath Ang
[Signature]
Signature

Notary Public
Title

My commission expires: 4/22, 2025

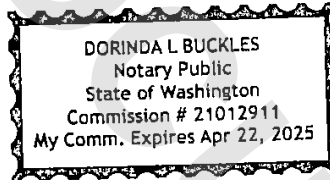


Exhibit A**Parcel A**

That portion of the Northwest 1/4 of the Northwest 1/4 of Section 29, Township 34 North, Range 4 East, W.M., described as follows:

Beginning at a point on the North line of said Section, which is 187.45 feet East of the Northwest corner thereof;
thence South parallel with the West line of said Section, 396 feet;
thence East parallel with the North line of said Section, 142.55 feet;
thence North parallel with the West line of said Section to the North line thereof;
thence West along said North line to the point of beginning,

EXCEPT the North 30 feet thereof known as Section Street conveyed to the City of Mount Vernon by instrument recorded April 16, 1908, under Auditor's File No. 67235, records of Skagit County, Washington,

AND EXCEPT that portion of said premises, if any, lying South of the North line of those premises conveyed to John T. Galyean, et ux, by Deed dated October 29, 1928, filed January 11, 1933, under Auditor's File No. 254307, and recorded in Volume 154 of Deeds, page 566,

AND ALSO EXCEPT the South 172.00 feet,

AND ALSO EXCEPT the North 100.00 feet of the East 60.00 feet thereof.

Situate in the County of Skagit, State of Washington.

Parcel B:

A non-exclusive easement mutually beneficial easement for ingress and egress, under and across the East 30.00 feet of the North 194.00 feet of the following described tract:

That portion of the Northwest 1/4 of the Northwest 1/4 of Section 29, Township 34 North, Range 4 East, W.M., described as follows:

Beginning at a point 187.45 feet East of the Northwest corner of said Section 29;
thence running South parallel with the West line of said Section, 396 feet;
thence West to the East line of the right of way of the Great Northern Railway Company;
thence Northerly along said East line of said right of way to the North line of said Section;
thence East to the point of beginning,

EXCEPT the North 30 feet conveyed to the City of Mount Vernon by instrument recorded April 16, 1908, under Auditor's File No. 67235, records of Skagit County, Washington,

(continued...)

Parcel B continued:

AND EXCEPT that portion of said premises, if any, lying South of the North line of those premises conveyed to John T. Galyean, et ux, by Deed dated October 29, 1928, filed January 11, 1933, under Auditor's File No. 254307, and recorded in Volume 154 of Deeds, page 566.

Situate in the County of Skagit, State of Washington.