



199910150005

Kathy Hill, Skagit County Auditor

10/15/1999 Page 1 of 4 9:08:00AM

WHEN RECORDED RETURN TO:

JAMES E. ANDERSON P.S.
P.O. BOX 727
ANACORTES, WA 98221

QUIT CLAIM DEED

THE GRANTOR, R. ANTON SEPAROVICH, a single man, in consideration of One Dollar, conveys and quitclaims unto The Estate of Edith Van Horn, Skagit County Probate Case No. 99-4-00162-1, the GRANTEE, any and all interest the Grantor may have in the following described real property:

Abbreviated Legal Description:

Parcel 1: A Portion of Lots 11, 12, and 13, Block 284, in the City of Anacortes, Washington. Continued on page 2 & 3.
Parcel 2: Tract 9, Plate 9 of Anacortes Tidelands of Section 18, Township 35 North, Range 2 East of the Willamette Meridian, as per plat recorded on file in the office of the State Land Commissioner at Olympia, Washington. Continued on page 3 & 4.

Assessor's Tax Parcel Nos. 3772-284-010-0008, P56458
350218-0-011-0004, P32871

The purpose of this deed is to release any right that the Grantor may have under that certain first right of refusal created under the Last Will and Testament of Edith Van Horn. By the Grantor's signature below Grantor acknowledges that more than 60 days have elapsed since the Grantor received notice of the sale price for said property and confirms that Grantor does not wish to exercise the right of first refusal to purchase the above described property.

DATED this 4th day of OCTOBER, 1999.

R. Anton Separovich 31943
R. ANTON SEPAROVICH
SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax
PAID

QUITCLAIM DEED - 1

OCT 14 1999

Amount Paid \$ 0
Skagit County Treasurer
By: JD Deputy



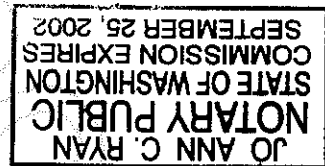
QUITCLAIM DEED - 2

Together further with non-exclusive easement for ingress and egress over and across the following described property abutting thereon.

Parcel 1: Beginning at a point on the West line of said Block 284 which is 74.98 feet North of the S.W. corner of said Block 284; thence N 70°10'E - 33.13 feet to a point of curve; thence right on a curve whose central angle is 19°50' and whose radius is 114.40 feet - 39.56 feet to a point of compound curve, said point being on a line which is 7.0 feet South and parallel with the South line of a 16.0 foot vacated alley in said Block 284; thence East - 20.0 feet to the East line of Lot 13; thence North - 15.00 feet to the center line of a 16.0 foot vacated alley in said Block 284; thence West - 90.00 feet to the west line of said Block 284; thence South - 33.02 feet to the point of beginning, excepting any right of ways or easements previously conveyed from this property. Together with South half of vacated alley

Continued legal description:

JO ANN C. RYAN
Notary Public in and for the State
of Washington, residing at:
My appointment expires: 9-25-99
(Printed Name)



DATED: 10-4-99

I certify that I know or have satisfactory evidence that R. ANTON SEPAROVICH signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in the instrument.

STATE OF WASHINGTON)
COUNTY OF SKAGIT)
ss)

situated in Skagit County, Washington, to wit:

A roadway right of way easement, 16.0 feet in width, in Lots 11, 12 and 13 of block 284, in the City of Anacortes, Washington, the Northernly line of said 16.0 foot easement being described as follows:

Beginning at a point on the West line of said Block 284 which is 74.98 feet North from the S.W. corner of said Block 284 thence N 70°10'E - 33.13 feet to a point of curve; thence right on a curve whose central angle is 19°50' and whose radius is 114.40 feet - 39.50 feet to a point of compound curve, said point being on a line which is parallel with and 7.0 feet South of the South line of a 16.0 foot vacated alley in said Block 284; thence right on a curve whose central angle is 90°00' and whose radius is 20.00 feet - 31.42 feet to a point on the East line of Lot 13, said point being North 73.00 feet from the S.E. corner of Lot 13 of Block 284.

Parcel 2:

PARCEL "A". Tract 9, Plate 9 of ANACORTES TIDELANDS of Section 18, Township 35 North, Range 2 East of the Willamette Meridian, as per plat recorded on file in the office of the State Land Commissioner at Olympia, Washington.

PARCEL "B". Commencing at the NE corner of Lot 13, Block 284, City of Anacortes, according to the recorded plat thereof in the office of the Auditor of Skagit County, in volume 2 of plats, page 4; thence North along the East line of said Lot extended 8 feet to the center line of the vacated alley in said Block 284; thence West along said center line 15 feet; thence South easterly at an angle of 45° from the center line of said alley, 15 1/2 feet, more or less, to a point 3 feet South and 4 feet West of the Northeast corner of Lot 13 on the West of the Northeast corner of a 4 foot easement for road purposes along the East line of Lot 13; thence East along said North line and the South line of the vacated alley, 4 feet to the point of beginning.

PARCEL "C". The West 4 feet of Lot 7, Block 284 of the original plat of the City of Anacortes, Washington, as the same is of record in the County Auditor's Office at Mount Vernon, Washington, together with the North half of vacated alley adjacent thereto.

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PARCEL "D": Lots eight (8), Nine (9) and Ten (10) in Block 284 of MAP OF THE CITY OF ANACORTES, SKAGIT COUNTY, WASHINGTON, as per plat recorded in Volume 2 of Plats, page 4, together with the North one-half (N 1/2) of vacated alley in said Block 284, and vacated Railroad Avenue North of said Block 284 lying between the projected East line of Lot 8 and the projected West line of Lot 10.

ALSO, that portion of Tract One (1) in Plate Nine (9) of Anacortes tide lands as per the official plat thereof filed in the office of the Department of Public Lands, lying between the East line of Lot 8 and the West line of Lot 10 projected North across said Tract 1.

PARCEL "E": A non-exclusive easement for driveway purposes over the East 6 feet of Lot 13 (and the South one-half (S 1/2) of vacated alley abutting thereon and the West 6 feet of Lot 14 and the South one-half (S 1/2) of vacated alley abutting thereon in Block 284, of MAP OF THE CITY OF ANACORTES, SKAGIT COUNTY, WASHINGTON, as per plat recorded in Volume 2 of Plats, page 4, records of Skagit County.

PARCEL "F": The North 7 feet of Lots 11, 12 and 13 and the South 1/2 of vacated alley abutting thereon in Block 204, Map of the City of Anacortes, Skagit County, Washington, as per plat recorded in Volume 2 of Plats, page 4, records of Skagit County, Washington.

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