



200004170001

Kathy Hill, Skagit County Auditor  
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Return Address:

Fahlman & Olson, PS  
1524 Alaskan Way  
Seattle, WA 98101

34795  
SKAGIT COUNTY WASHINGTON  
Real Estate Excise Tax  
PAID

QUIT CLAIM DEED

APR 14 2000

Grantor:	Patrick O. Bevers, a single person.	Amount Paid \$ By: <i>[Signature]</i> Skagit County Treasurer Deputy
Grantee:	Patrick O. Bevers, Trustee of the Patrick O. Bevers Revocable Living Trust under agreement dated April 6, 2000.	
Legal Description:	Portion of West 1/2 of the Northeast 1/4 of Section 15, Township 24 North, Range 1 East W.M.; Situate in the County of Skagit, State of Washington. Additional legal description included as page 3 of this document.	
Assessor's Tax Parcel #:	34011510040105	

THE GRANTOR, PATRICK O. BEVERS, a single person, for and in consideration of estate planning purposes, conveys and quit claims to PATRICK O. BEVERS, Trustee, of the PATRICK O. BEVERS REVOCABLE LIVING TRUST, under agreement dated April 6, 2000, GRANTEE, the following described real estate, situate in the County of Skagit, State of Washington, together with all after acquired title of the grantor therein.

Portion of West 1/2 of the Northeast 1/4 of Section 15, Township 24 North, Range 1 East W.M.; Situate in the County of Skagit, State of Washington. Additional legal description included as page 3 of this document.

TOGETHER WITH one membership in Sunset West Water Association, a Washington non-profit corporation, which membership shall be inseparably appurtenant to and run with the land purchased hereunder.

SUBJECT TO: Easements, restrictions, reservations and provisions of record, if any.

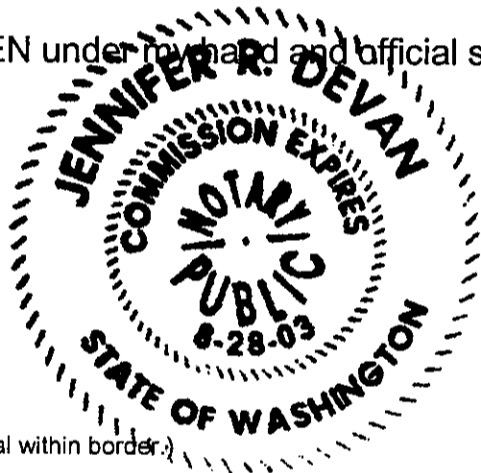
DATED: April 12, 2000.

Patrick O. Bevers  
Patrick O. Bevers

STATE OF WASHINGTON )  
                                  ) ss.  
COUNTY OF KING )

On this day personally appeared before me PATRICK O. BEVERS, a single person, to me known or proven on the basis of satisfactory evidence to be the person who executed the within and foregoing instrument and acknowledged said instrument to be his free and voluntary act and deed for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 12<sup>th</sup> day of April, 2000.



(Keep Notary seal within border.)

Jennifer R. Devan  
Print Name: JENNIFER R. DEVAN  
Notary Public in and for the State of Washington, residing at:  
MOKILTEO, WA  
My commission expires: 08/28/03



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Legal Description

That portion of the West  $\frac{1}{2}$  of the Northeast  $\frac{1}{4}$  of Section 15, Township 34 North, Range 1 East W.M., described as follows:

Beginning at the Southwest corner of Lot 24 in the plat of "SUNSET WEST", as recorded in Volume 9 of Plats, at pages 98 and 99, records of Skagit County, Washington; thence South  $0^{\circ}56'38''$  East, along the West line of said subdivision, a distance of 1223.36 feet; thence South  $88^{\circ}58'47''$  East, parallel with the North line of the South  $\frac{1}{2}$  of said subdivision, a distance of 190.00 feet; thence North  $0^{\circ}56'38''$  West parallel with the West line of said subdivision, a distance of 1065.02 feet to a point on the curve of the South right of way line of the Madrona Drive cul-de-sac, as shown on said plat of "SUNSET WEST", at which point the tangent to said curve bears North  $41^{\circ}40'33''$  West; thence in a Northwesterly and Northerly direction along said curve to the right, having a radius of 45.00 feet, an arc distance of 73.22 feet; thence North  $38^{\circ}26'50''$  West, along the South line of said Lot 24, a distance of 125.78 feet; thence South  $89^{\circ}03'22''$  West, along the South line of said Lot 24, a distance of 120.00 feet to the point of beginning.

TOGETHER WITH a non-exclusive Easement and right of ingress and egress for road and utility purposes, including, but not limited to, power, water and sewer lines, together with the right to construct and maintain said road and said lines, over and across a strip of land 60 feet in width, and lying 30 feet on each side of the following described center line:

Beginning at the Northeast corner of the Southwest  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of said Section 15; thence South  $2^{\circ}01'40''$  East, along the East line of said subdivision, a distance of 702.93 feet to a point which is 30 feet South and 30 feet East of that certain tract of land conveyed to Everett E. Davis by instrument recorded under Auditor's File No. 648560; thence North  $88^{\circ}58'47''$  West, parallel with the North line of the Southwest  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of said Section, a distance of 30 feet to a point on the West line of the County Road, which point is the true point of beginning of this Easement center line description; thence continuing North  $88^{\circ}58'47''$  West to a point on the West line of said Southwest  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of said Section, which point is the terminal point of this Easement center line description.

Situate in the County of Skagit, State of Washington.



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