



200306020301

Skagit County Auditor

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4:07PM

RETURN TO:

Martha Bray
Skagit Land Trust
P.O. Box 1017
Mount Vernon, WA 98273

106459
LAND TITLE COMPANY OF SKAGIT COUNTY

Document Title: Quitclaim Deed

Reference number of documents assigned or released: n/a

Grantor: Douwe Dykstra, a single person

Grantee: Skagit Land Trust

Legal Description: (see full legal attached as Exhibit A to deed)

a ptn of SE ¼, 18-35-4 E. W.M.

Assessor's Parcel/Tax I.D. Numbers: 350418-4-003-0004 P36867; 350418-4-002-0005
P36866; 350418-4-007-0000 P 36872; 350418-4-001-0006 P36864; 350418-4-001-0105 P36865

QUITCLAIM DEED

THE GRANTOR, Douwe Dykstra, a single person, as his separate property, to clear title only and for no consideration, hereby conveys and quitclaims to **GRANTEE**, Skagit Land Trust, a non-profit corporation qualified to do business in the state of Washington, all right, title and interest by virtue of that certain agreement of Right of First Refusal between the parties dated February 21, 2003, recorded on February 25, 2003, under Skagit County Auditor's File No. 200302250096, the following legally described property:

[See Legal Description attached as Exhibit A.]

2676
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Dated this 2nd day of June 2003.

JUN 02 2003

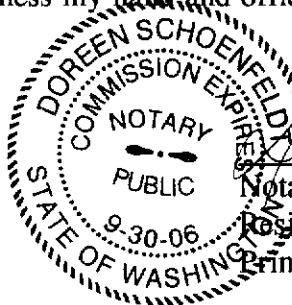
Amount Paid: \$
Skagit Co. Treasurer
By Deputy

BY: Douwe Dykstra
DOUWE DYKSTRA

STATE OF WASHINGTON)
) SS.
COUNTY OF SKAGIT)

On this 2nd day of June 2003 before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared Douwe Dykstra to me known to be the individual who executed the foregoing instrument, and acknowledged the said instrument to be his free and voluntary act and deed for the uses and purposes therein mentioned.

Witness my hand and official seal hereto affixed the day and year first above written.



Doreen Schoenfeldt
Notary Public in and for the State of Washington
Residing at: Edin Valley
Printed Name: Doreen Schoenfeldt



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Exhibit A

PARCEL "A":

The East 5.5 acres of the West $\frac{1}{2}$ of the Southeast $\frac{1}{4}$ of Section 18, Township 35 North, Range 4 East, W.M., EXCEPT the South 25 feet thereof as conveyed to Skagit County for road purposes by Deed dated June 11, 1892, and recorded July 16, 1892, under Auditor's File No. 9037, in Volume 23 of Deeds, page 436, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

PARCEL "B":

The East $\frac{1}{2}$ of the Southeast $\frac{1}{4}$ of Section 18, Township 35 North, Range 4 East, W.M., EXCEPT that certain 100 foot wide strip of land conveyed to the State of Washington for State Road No. 1, by Deed dated May 2, 1935, and recorded August 7, 1935, under Auditor's File No. 271688, in Volume 167 of Deeds, page 567, records of Skagit County, Washington, EXCEPT the South 25 feet thereof as conveyed to Skagit County for road purposes by Deed dated June 11, 1892, and recorded July 16, 1892, under Auditor's File No. 9037, in Volume 23 of Deeds, page 436, records of Skagit County, Washington.

ALSO EXCEPT that portion thereof lying within the existing as-built County road right of way known as the Green Road, AND ALSO EXCEPT the two following described portions thereof:

1.) Beginning at the intersection of the South line of the Southeast $\frac{1}{4}$ with the Westerly line of the County road known as the Green Road running along the East line of said Southeast $\frac{1}{4}$;
thence Northerly along the West line of said road, 374.56 feet to the true point of beginning;
thence Westerly at right angles to said road, 200 feet;
thence Northerly parallel with the West line of said road, 518.6 feet;
thence Easterly 200 feet to the West line of said road;
thence Southerly along said road, 518.6 feet to the true point of beginning.

2.) Beginning at the intersection of the South line of said subdivision with the Westerly line of the County road known as Green Road running along the East line thereof;
thence Northerly along the West line of said road, 592.36 feet;
thence Westerly at right angles to said road, 200 feet to the true point of beginning;
thence continuing Westerly at right angles to said road, 30 feet;
thence Northerly parallel with the West line of said road, 300.8 feet;
thence Easterly 30 feet to a point 200 feet West of, when measured at right angles, to said County road;
thence Southerly, 300.8 feet, more or less, to the true point of beginning.

Situate in the County of Skagit, State of Washington.

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Exhibit A

PARCEL "C":

The West ½ of the Southeast ¼ of Section 18, Township 35 North, Range 4 East, W.M., EXCEPT the East 5 ½ acres thereof, EXCEPT County Road commonly known as the Dahlstedt Road along the South line thereof, ALSO EXCEPT that portion thereof lying within that certain tract condemned by the State of Washington for Primary State Highway No. 1 by Decree entered January 24, 1963, in Skagit County Superior Court Cause No. 26648,

ALSO EXCEPT those portions lying within and Southwesterly of the right of way of the Seattle and Montana Railway Company as created by Deed recorded on November 30, 1901, in Volume 43 of Deeds, page 508.

Situate in the County of Skagit, State of Washington.

End of Exhibit A



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