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Skagit County Auditor

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Document title(s) (or transactions contained therein):

Personal Representative's Quit Claim Deed

Reference number(s) of document assigned or released:

N/A

Grantor(s) [last name, then first name and initial(s)]:

Johnson, Roy W. H. - Estate of; The Harris Bank N. A. – Personal Representative

Grantee(s) [last name, then first name and initial(s)]:

Johnson, Roy W. H., Testamentary Trust UW dtd August 30, 2000, Coralee Stark and Cheryl Norton, Co-Trustees

Legal description (abbreviated: i.e., lot, block, plat or section, township, range):

West half NW Qtr of Section 10, Township 34 North, Range 3 East, W.M., Skagit County, Washington

Assessor's property tax parcel/account number(s):

P21338 103403-2-002-0108

ORIGINAL

After recording, return to:

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PERSONAL REPRESENTATIVE'S QUIT CLAIM DEED

1. GRANTOR. The undersigned Grantor The Harris Bank N. A., successor in interest to Northwestern Trust and Investors Advisory Company, is the duly appointed, qualified and acting Personal Representative of the Estate of Roy W. H. Johnson, Deceased.
2. ESTATE. Roy W. H. Johnson ("Decedent") died November 4, 2000 and Harris Bank N. A., was appointed Personal Representative on November 14, 2000 in the State of Washington Superior Court for King County in Cause No. 00-4-06015-4SEA ("probate proceedings").
3. NONINTERVENTION POWERS. By Order of Solvency entered on November 14, 2002, in the probate proceedings, Grantor was authorized to settle the Estate without further court intervention or supervision.
4. DESCRIBED REAL PROPERTY. Included among the property of the Estate of Roy W. H. Johnson, deceased, was real property described as follows (the "Described Real Property"):

See Exhibit A, attached hereto and incorporated herein by this reference.
5. CONVEYANCE OF DECEDENT'S INTEREST IN DESCRIBED REAL PROPERTY. Grantor hereby conveys and quit claims to Grantees, CORALEE STARK and CHERYL NORTON, Co-Trustees of the ROY W. H. JOHNSON TESTAMENTARY TRUST established under Will dated August 30, 2000, an undivided twenty-five percent (25%) interest in the Described Real Property, which interest represents all of the Decedent's interest in the property at the time of Decedent's death.



EXHIBIT A

DESCRIPTION:

That portion of the West $\frac{1}{2}$ of the Northwest $\frac{1}{4}$ of Section 10, Township 34 North, Range 3 East, W.M., described as follows:

Beginning at the Northeast corner of said subdivision; thence North $89^{\circ}56'48''$ West along the North line thereof, a distance of 60.00 feet to the point of beginning of this description; thence South $0^{\circ}38'44''$ West parallel with the East line of said subdivision, a distance of 1342.52 feet to a point on the South line of the Northwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of said Section 10; thence North $89^{\circ}31'58''$ West, a distance of 168.28 feet; thence South $69^{\circ}26'15''$ West, a distance of 1001.22 feet; thence North $0^{\circ}33'15''$ East, parallel with the West line of said Section 10, a distance of 1713.10 feet to a point on the North line of Section 10, which is 148.00 feet from the Northwest corner of Section 10; thence South $88^{\circ}56'48''$ East along the North line of Section 10, a distance of 1104.46 feet to the point of beginning.

TOGETHER WITH the following described Easements No. 1, 2 and 3:

Easement No. 1: A non-exclusive easement for road purposes over and across a strip of land 30 feet in width, being 15 feet on each side of a line described as follows:

Beginning at the Southeast corner of the Southeast $\frac{1}{4}$ of the North-east $\frac{1}{4}$ of Section 9, Township 34 North, Range 3 East, W.M.; thence North $57^{\circ}19'30''$ West, a distance of 533.50 feet; thence South $29^{\circ}36''$ West, a distance of 145.20 feet to the true point of beginning of this description; thence continue South $29^{\circ}36''$ West, a distance of 204.83 feet; thence South $1^{\circ}32'30''$ East to the point of intersection with the Northerly line of the Great Northern Railway right-of-way and the terminal point of said line.

Easement No. 2: A non-exclusive easement for ingress, egress, and utility purposes over and across a 60 foot strip of land described as follows:

Beginning at the Southwest corner of the above described Tract B; thence North $0^{\circ}33'15''$ East along the West line of said Tract B, a distance of 60.00 feet; thence North $89^{\circ}26'45''$ West, a distance of 60.00 feet; thence South $0^{\circ}33'15''$ West, a distance of 600.08 feet; thence South $66^{\circ}55'36''$ East, a distance of 165.89 feet; thence 136.94 feet along the arc of a tangent curve to the right having a radius of 120 feet and a central angle of $65^{\circ}23'06''$; thence South $1^{\circ}32'30''$ East, a distance of 67 feet to the South line of that certain tract of land as conveyed to Warren R. Good and Viola M. Good, husband and wife, by instrument dated July 29, 1965 and recorded August 9, 1965, under Auditor's File No. 670057, records of Skagit County;



DESCRIPTION CONTINUED:

thence North 89°32'40" East along said South line, 60.00 feet;
thence North 1°32'30" West, a distance of 68.13 feet;
thence 205.41 feet along a curve to the left with a 180 foot radius
and a central angle of 65°23'06";
thence North 66°55'36" West, a distance of 145.82 feet to the South-
west corner of that certain tract of land as conveyed to Eugene A.
Pearce by instrument recorded under Auditor's File No. 778342,
records of Skagit County;
thence North 0°33'15" East along the West line of said Pearce Tract,
500 feet to the point of beginning.

Easement No. 3: A non-exclusive easement for road and utility
purposes over, under and through a 60 foot strip of land described
as follows:

Beginning at the Northwest corner of Section 10, Township 34 North,
Range 3 East, W.M.;

thence South 88°56'48" East along the North line of said Section 10,
a distance of 148.00 feet;

thence South 0°33'15" East parallel with the West line of said Section
10, a distance of 1713.10 feet to the Southwest corner of Tract A,
described above, and the point of beginning of this description;

thence South 69°26'15" West along the Southerly line of Tract B, a
distance of 158.62 feet;

thence South 50°24'26" West along the South line of said Tract B, a
distance of 457.80 feet;

thence South 89°32'40" West, along the South line of said Tract B,
a distance of 229.23 feet to the point of curvature of a curve to
the right having a central angle of 35°17'43" and a radius of 170 feet;

thence Westerly along said curve a distance of 104.72 feet to the
point of curvature of a curve to the left having a central angle of
93°08'49" and a radius of 110 feet;

thence Westerly along said curve, a distance of 178.83 feet;

thence South 89°32'40" West, a distance of 15.85 feet to the South-
west corner of Tract B;

thence North 0°33'15" East, a distance of 73.01 feet to a point on a
curve to the right having a central angle of 74°36'20", a radius of
170 feet, the radius point of which bears South 39°45'58" East;

thence Easterly along said curve for an arc distance of 221.36 feet
to the point of curvature of a curve to the left having a central
angle of 35°17'43" and a radius of 110 feet;

thence Easterly along said curve, an arc distance of 67.76 feet;

thence North 89°32'40" East, a distance of 129.70 feet to the point
of curvature of a curve to the left having a central angle of 39°08'14"
and a radius of 220 feet;

thence Easterly along said curve, an arc distance of 150.28 feet;

thence North 50°24'26" East, a distance of 368.33 feet;

thence North 69°26'15" East, a distance of 191.85 feet to the West
line of Tract A, described above;

thence South 0°33'15" West along the West line of Tract A, a distance
of 64.33 feet to the point of beginning of this description.

Situate in the County of Skagit, State of Washington.

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