

AFTER RECORDING MAIL TO:
Christina Meehan



200312230037
Skagit County Auditor

12/23/2003 Page 1 of 2 8:56AM

Filed for Record at Request of
Land Title Company Of Skagit County
Escrow Number: 109810-PE

LAND TITLE OF SKAGIT COUNTY

QUIT CLAIM DEED

Grantor(s): Dan Meehan
Grantee(s): Christina Meehan
Abbreviated Legal: a ptn of SE ¼ of NE ¼, 19-35-9 E W.M.
Assessor's Tax Parcel Number(s): 350519-1-021-0012, P44514

THE GRANTOR Dan Meehan, husband of Christina Meehan for and in consideration of to establish separate property conveys and quit claims to Christina Meehan, a married woman as her separate estate the following described real estate, situated in the County of **Skagit** State of Washington, together with all after acquired title of the grantor(s) therein:

Those portions of the Southeast ½ of the Northeast ¼ of Section 19, Township 35 North, Range 9 East, W.M., described as follows:

1.) Beginning at the intersection of the center of Hooper Creek and the North margin of the County road as said creek and road existed on April 10, 1958 (said road having been condemned by Skagit County in Superior Court Cause No. 21057, by Decree entered on May 19, 1952); thence West along the said County road, 300 feet; thence North 175 feet; thence East 225 feet, more or less, to the center of said Hooper Creek as it so existed; thence South along the center of said Hooper Creek to the place of beginning; EXCEPT that portion thereof, if any, lying Easterly of the centerline of Hooper Creek as it existed on June 13, 1941.

2.) That portion of the Southeast ¼ of the Northeast ¼ of Section 19, Township 35 North, Range 9 East, W.M., lying Southerly and Easterly of a line described as follows:

Beginning at the intersection of the center of Hooper Creek and the North margin of the County road as creek and road existed on April 10, 1958; thence West along said road 300.00 feet to a point designated as Point "B"; thence North 175.00 feet; thence East 225.00 feet, more or less, to the center of Hooper Creek as it existed on June 13, 1942, said point designated as Point "A"; thence beginning at Point "B"; thence along said North margin of County road along a curve to the left having a radius of 5,770.00 feet through a central angle of 00°19'10" and a radius point which bears South 13°35'36" East from the last described point, (Point "B"); thence along said curve to an intersection with an existing fence said point bearing North 33°06'00" West a distance of 1,078.98 feet from the East ¼ corner of said Section 19 being the beginning point of the herein described line; thence along said fence the following four courses and distances; thence North 12°11'40" West, a distance of 170.11 feet; thence North 69°28'49" East, a distance of 95.21 feet; thence South 20°52'50" East, a distance of 15.36 feet; thence South 77°24'31" East, a distance of 17.15 feet; thence South 88°42'47" East, a distance of 137.00 feet to the centerline of said Hooper Creek as it existed on June 13, 1942; thence along the centerline thereof to Point "A" as described within this description and the terminus of said line.

3.) Beginning at the Southwest corner of that certain tract conveyed to Melvin D. and Mary Pat Rawlings in Statutory Warranty Deed filed under Auditor's File No. 9211040083, said corner also being the Southeast corner on the North right of way line of the Sauk Valley Road as shown on that certain Record of Survey filed in Volume 17 of Surveys, at page 22 under Auditor's File No. 9505170013; thence North 01°04'32" East along the West line of said Rawlings tract as shown on said survey 175.00 feet; thence South 87°38'15" East along the North line of said Rawlings tract as shown on said survey 122.74 feet to an existing rebar and cap; thence continuing South 87°38'15" East 101.39 feet, more or less, to the centerline of Hooper Creek; thence North 33°08'34" West

along said centerline 51.39 feet; thence North 56°01'49" West along said centerline 16.16 feet; thence South 81°07'17" West 62.32 feet to a point on the North side of a 26" diameter Douglas Fir; thence continuing South 81°01'17" West 83.34 feet to the Northwest face of a 4X4' post at the East end of an existing wood fence; thence along said fence South 70°36'37" West 100.35 feet to the Southwest side of an existing power pole; thence South 09°13'37" East on a line that hits the West side of an existing power pole a distance of 165.35 feet to the North right of way line of Sauk Valley Road; thence Easterly along said North right of way line through a curve concave to the South having a radius of 5,770.00 feet a distance of 26.36 feet through a central angle of 0°15'42" to the point of beginning.

Situate in the County of Skagit, State of Washington.

Dated: December 16, 2003

Dan Meehan

State of Washington }
County of Skagit } SS:

I certify that I know or have satisfactory evidence that Dan Meehan is the person(s) who appeared before me, and said person(s) acknowledged that he signed this instrument and acknowledge it to be his free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: December 17, 2003

Carrie Huffer
Notary Public in and for the State of Washington
Residing at: Burlington
My appointment expires: 12/31/2003



#6468
SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax
PAID

DEC 23 2003

Amount Paid \$
Skagit County Treasurer
By: Deputy



200312230037
Skagit County Auditor