



200401270097

Skagit County Auditor

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Sean R. Bleck  
Isenhour Bleck, P.L.L.C.  
900 Fourth Avenue, Suite 3250  
Seattle, WA 98164

**Document Title**

QUIT CLAIM DEED

**Reference Numbers of related documents**

200310130014

**Grantor(s)**

VIRGINIA JOHNSON

**Grantee(s)**

MICHAEL W. JOHNSON, JANICE A. SNYDER

**Legal Description (abbreviated form)**

TRACT "E" NW CORNER OF SW 1/4 OF THE NE 1/4 SEC 1, T34N, R4E,  
SKAGIT COUNTY, WA

**Assessor's Property Tax Parcel/Account Number**

340401-1-040-0000

**This is to replace and supersede the deed recorded under recording number  
200310130014 which was missing Exhibit A.**

Filed for record at the request of:

Sean R. Bleck  
Isenhour Bleck, P.L.L.C.  
900 Fourth Avenue, Suite 3250  
Seattle, WA 98164



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**INFORMATION FOR RECORDER:**

**DOCUMENT TITLE:** QUIT CLAIM DEED

**REFERENCE NUMBERS:** NOT APPLICABLE

**GRANTOR:** JOHNSON, VIRGINIA

**GRANTEES:** JOHNSON, MICHAEL W., SNYDER, JANICE A., AND OVERWAY  
NANCY C.

**LEGAL DESCRIPTION:** TRACT "E" NORTHWEST CORNER OF SW 1/4 OF THE NE  
1/4 SEC 1, T 34 N, R 4 E, SKAGIT COUNTY, WASHINGTON

**TAX PARCEL NUMBER:** 340401-1-040-0000 / P23318

**STREET ADDRESS:** 12315 ST RT 9, MOUNT VERNON, WA 98273-8008

**QUIT CLAIM DEED**

THE GRANTOR, Virginia Johnson, for and in consideration of love and affection conveys and quit claims to Michael W. Johnson, Janice A. Snyder, and Nancy C. Overway, GRANTEES, in equal shares, all of her interest in the following described real estate situated in Skagit County, Washington, legally described as follows:

**PARCEL A:**

Tract "E" in NW corner of SW 1/4 of NE 1/4, Section 1 Township 34 North Range 4 East of WM. Beginning at a point which is 320 feet south and 127 feet east of the intersection of the center lines of the Pickering Road (Day Creek Road) and the State Paved Road in said section 1. Thence South 15 degrees, 18 minutes East parallel with paved road 222.4 feet; thence North 80 degrees, 45 minutes East 87.35 feet to the West line of the Northern Pacific R. R. right-of-way; thence North 5 degrees, 45 minutes West along said right of way 202 feet; thence West 123.16 feet more or less to place of beginning, containing 47/100 acres, more or less and less any right of way included along paved highway, about six feet.

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PARCEL B:

That portion of the real estate described on Exhibit A attached hereto and made a part hereof by reference lying between the north and south boundaries of the hereinafter described tract extended easterly 100 feet, more or less, to the east line of the real estate described on Exhibit A.

Said tract is described as follows:

Tract "E" in the Northwest corner of the SW ¼ of the NE ¼, Section 1, Township 34 North, Range 4 E.W.M. Beginning at a point which is 320 feet south and 127 feet east of the intersection of the center lines of the Pickering Road (Day Creek Road) and the State Paved Road in said Section 1; thence South 15°18' East parallel with paved road 222.4 feet; thence North 80°45' East 87.35 feet to the West line of the Northern Pacific railroad right of way; thence North 5°45' West along said right of way 202 feet; thence West 123.16 feet, more or less, to place of beginning, containing 47/100 acres, more or less, and less any right of way included along paved highway, about 6 feet.

Subject to the terms, conditions, easements and reservations setforth on Exhibit A attached.

Parcel B shall be aggregated to adjoining Parcel A and does not constitute a legal lot for building purposes. It may not be conveyed separately by Grantee in the absence of a Skagit County approved subdivision.

Dated: September 26, 2003

  
VIRGINIA JOHNSON

SKAGIT COUNTY WASHINGTON

Real Estate Excise Tax

PAID

# 350

JAN 27 2004

Amount Paid \$  
Skagit County Treasurer  
By:  Deputy

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

# 5285

OCT 29 2003

Amount Paid \$  
Skagit Co. Treasurer  
By:  Deputy

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NOTARY

STATE OF WASHINGTON )  
 ) ss.  
COUNTY OF SKAGIT )

On this day personally appeared before me Virginia Johnson, to me known to be the person who executed the foregoing instrument and acknowledged that she signed the same as her free and voluntary act and deed for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 26 day of September 2003.



Ranie R. Zuidema  
Notary Public in and for the  
State of Washington residing at  
ANACORTES  
My commission expires 9-19-07

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## Exhibit A

The following described real estate situated in the County of Skagit:

That portion of Government Lots 2 and 6, Section 1, Township 34 North, Range 4 East, W.M., and that portion of the SW  $\frac{1}{4}$  of the SE  $\frac{1}{4}$ , and of the East  $\frac{1}{2}$  of the SW  $\frac{1}{4}$ , and of the SE  $\frac{1}{4}$  of the NW  $\frac{1}{4}$ , all in Section 36, Township 35 North, Range 4 East, W.M., in Skagit County, Washington, described as follows:

A strip of land 100.00 feet in width as conveyed to the Seattle, Lake Shore & Eastern Railway Company by instruments recorded in Volume 10 of Deeds, page 32, on January 22, 1890, and recorded in Volume 11 of Deeds, page 427, on May 12, 1890, and as conveyed to the S. & I. Railway Company by instrument recorded in Volume 37, page 227, on March 21, 1899, records of said County;

EXCEPT any portion conveyed to Robert L. Mumford by instrument recorded in Volume 532 of Deeds, page 70, under recording No. 8309290021, records of said County.

SUBJECT to reservations, rights-of-way and easements of record.

EXCEPTING AND RESERVING, however, unto Burlington Northern Railroad Company, its successors and assigns, all of the coal, oil, gas, casinghead gas and all ores and minerals of every kind and nature underlying the surface of the premises herein conveyed, together with the full right, privilege and license at any and all times to explore, or drill for and to protect, conserve, mine, take, remove and market any and all such products in any manner which will not damage structures on the surface of the premises herein conveyed, together with the right of access at all times to exercise said rights.



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