



200407090084

Skagit County Auditor

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This Space For Recorder's Use Only

THE GRANTOR, EVELYN F. LINDQUIST, a single person, for and in consideration of gift to child, conveys and quit claims to **GRANTEE**, MITCHELL R. LINDQUIST, a single person, the following described real estate, situated in the County of Skagit, State of Washington, together with all after acquired title of the grantor therein.

Abbreviated Legal attached hereto and incorporated herein by this reference.
a ptn of NW1/4 of SW1/4, 17-33-5 EW.M.

Dated this 1st day of July 2004.

Evelyn F. Lindquist
Evelyn F. Lindquist

On this day personally appeared before me EVELYN F. LINDQUIST to me known to be the individual described in and who executed the within and 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 1st day of June, 2004

LAWRENCE A. SPIRIT
 COMMISSIONER
 NOTARY
 PUBLIC
 5-7-2007
 STATE OF WASHINGTON

Lawrence A. Pirkle

Notary Public in and for the State of Washington
Residing at: Mt. Vernon
My Commission Expires: 5/7/07

JUL 09 2004

Amount Paid \$ 0
Skagit Co. Treasurer
By Deputy

Schedule "A-1"

DESCRIPTION:

PARCEL "A":

Those certain premises conveyed to School District No. 67 at Ehrlich, Skagit County, by deed dated July 7, 1914, filed July 20, 1914, as File No. 103540 and recorded in Volume 97 of deeds at page 272, located in the Northwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 17, Township 33 North, Range 5 East, W.M., and described in said deed as follows:

Beginning at the intersection of the West line of the Theiler County Road and the center of the creek near the A.W. Fox Mill;
thence in a Southwesterly direction along the West line of the County road 14 rods to the true point of beginning;
thence due West by magnetic needle without variation to the right-of-way of the Northern Pacific Railroad 27 rods;
thence Northerly along said right-of-way 43 rods;
thence Southerly to said County road to a point marked "SE corner";
thence Southwesterly along the county road to the point of beginning;

EXCEPT that portion described as follows:

That portion of a tract conveyed to Kenneth Lindquist and Evelyn Lindquist by deeds recorded June 2, 1975, under Auditor's File No. 818239 and August 24, 1978, under Auditor's File No. 886224, lying Northerly and Easterly of the following described line:

That portion of the Northwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 17, Township 33 North, Range 5 East, W.M., described as follows:

Beginning at the Northwest corner of said Northwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$, (West $\frac{1}{4}$ corner of said Section 17);
thence North $89^{\circ}23'42''$ East 622.16 feet along the North line of said subdivision to the Easterly right-of-way margin of State Highway 9, as the same is shown on that certain Short Plat No. 36-80, recorded in Volume 4 of Short Plats, page 95, records of Skagit County, Washington;
thence South $3^{\circ}26'00''$ East 110.47 feet along said Easterly right-of-way margin of State Highway 9 to a point of curvature;
thence along the arc of said curve to the right having a radius of 1,195.92 feet, through a central angle of $5^{\circ}02'14''$, an arc distance of 105.14 feet to the true point of beginning of side line description;
thence along the remains of an old fence, or fence line projected, as follows:
South $46^{\circ}58'56''$ East 642.27 feet;
thence South $30^{\circ}34'44''$ West 238.45 feet;
thence South $24^{\circ}31'50''$ East 79.68 feet, more or less, to the Northerly margin of the Northern Pacific Railway Company right-of-way as relocated by decree entered on June 13, 1913, in Superior Court for Skagit County, Cause No. 6944 and the terminus of said line.

Situate in the County of Skagit, State of Washington.



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PARCEL "B":

That portion of the Northwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 17, Township 33 North, Range 5 East, W.M., lying Southerly and Westerly of the following described line:

Beginning at the Northwest corner of said Northwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$, (West $\frac{1}{4}$ corner of said Section 17);

thence North $89^{\circ}23'42''$ East 622.16 feet along the North line of said subdivision to the Easterly right-of-way margin of State Highway 9, as the same is shown on that certain Short Plat No. 36-80, recorded in Volume 4 of Short Plats, page 95, records of Skagit County, Washington;

thence South $3^{\circ}26'00''$ East 110.47 feet along said Easterly right-of-way margin to State Highway 9 to a point of curvature;

thence along the arc of said curve to the right having a radius of 1,195.92 feet, through a central angle of $5^{\circ}02'14''$, an arc distance of 105.14 feet to the true point of beginning of said line description;

thence along the remains of an old fence, or fence line projected as follows: South $46^{\circ}58'56''$ East 642.27 feet;

thence South $30^{\circ}34'44''$ West 238.45 feet;

thence South $24^{\circ}31'50''$ East 79.68 feet, more or less, to the Northerly margin of the Northern Pacific Railway Company right-of-way as relocated by decree entered on June 30, 1913 in Superior Court for Skagit County, Cause No. 6944 and the terminus of said line.

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