



200412270179
Skagit County Auditor

12/27/2004 Page 1 of 4 3:57PM

After recording return document to:

YOUNGQUIST & BETZ
904 South Third
Mount Vernon, WA 98273

6931
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

DEC 27 2004

DOCUMENT TITLE: Quit Claim (Gift) Deed

REFERENCE NUMBER OF RELATED DOCUMENT: N/A

Amount Paid \$
By Skagit Co. Treasurer Deputy

GRANTOR(S): Glenn W. Kensmoe and Georgia M. Kensmoe, husband and wife

ADDITIONAL GRANTORS ON PAGE OF DOCUMENT.

GRANTEE(S): Rita Kensmoe Mallick, a married woman, as her separate property

ADDITIONAL GRANTEES ON PAGE OF DOCUMENT.

ABBREVIATED LEGAL DESCRIPTION:

Parcel A: Ptn W 1/2 of NW 1/4 of S. 32, Twp.35 N., R4 EWM

Parcel B: Ptn. E1/2 of W 1/2 of NW 1/4 of S. 32, Twp. 35 N., R4, EWM, and ptn.
of Tract 9 of "PLAT OF THE BURLINGTON ACREAGE PROPERTY"

ADDITIONAL LEGAL DESCRIPTION ON PAGE(S) 2 OF DOCUMENT.

ASSESSOR'S TAX/PARCEL NUMBER(S): 3867-000-009-0304/R62322
350432-2-003-0000/R38200

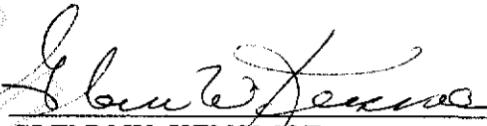
QUIT CLAIM (GIFT) DEED

THE GRANTORS, GLENN W. KENSMOE and GEORGIA M. KENSMOE, husband and wife, for and in consideration of love and affection, convey and quit claim to RITA KENSMOE MALLICK, a married woman, as her separate property, all remaining interest of Grantors in the following-described property, situate in the County of Skagit, State of Washington, together with all after-acquired title of the Grantors herein:

(See attached Exhibit "A" for legal description)

DATED this 3rd day of December, 2004.

THIS IS A GIFT DEED.


GLENN W. KENSMOE


GEORGIA M. KENSMOE

STATE OF WASHINGTON)
 : SS
COUNTY OF SKAGIT)

On this day personally appeared before me, GLENN W. KENSMOE and GEORGIA M. KENSMOE, husband and wife, to me known to be the individuals described in and who executed the within and foregoing instrument, and acknowledged that they signed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 3rd day of December, 2004.





Notary Public in and for the State of Washington,
residing at Mount Vernon
My commission expires: 6-1-06

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(See attached Exhibit "A" for legal description)

THIS IS A GIFT DEED.

GEORGIA M. KENSMOE

On this day personally appeared before me, GLENN W. KENSMOE and GEORGIA M. KENSMOE, husband and wife, to me known to be the individuals described in and who executed the within and foregoing instrument, and acknowledged that they signed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

under my hand and office



LYNN BACUS
COMMISSION EXPIRES
6-1-2004
PUBLIC
6-1-2004
STATE OF WASHINGTON

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Exhibit A

PARCEL "A":

All that portion of the following described Tract "X", lying Northerly of the following described line:

Beginning at a point on the East line of the West 1/2 of the Northwest 1/4 of Section 32, Township 35 North, Range 4 East, W.M., which is North 2 degrees 13'04" East, 1,970.49 feet from the Southeast corner thereof, said point being the Northeast corner of a tract conveyed to Dick Nevitt and Deanne Nevitt, husband and wife, by instrument recorded July 30, 1971, under Auditor's File No. 756120; thence North 88 degrees 53'56" West parallel to the South line of said Northwest 1/4 and along the North line of said Nevitt Tract and said North line extended to an intersection with the Easterly line of the Great Northern Railway Company and the true point of beginning of this line description; thence South 88 degrees 53'56" East to the East line of Tract X hereinafter described and the terminus of this line description;

Tract X:

That portion of the West 1/2 of the Northwest 1/4 of Section 32, Township 35 North, Range 4 East, W.M., described as follows:

Beginning at a point 660 feet North of the Southeast corner of said subdivision; thence North along the East line of said subdivision, 1,730 feet, more or less, to the South line of that certain tract conveyed to J. W. Callahan by deed recorded December 11, 1946, under Auditor's File No. 398923; thence West along the South line of said Callahan Tract to the East line of the Great Northern Railway right of way; thence Southerly along the East line of said right of way to a point 660 feet North of the South line of said Northwest 1/4 of Section 32; thence East to the point of beginning.

EXCEPT the following described tracts:

1. Beginning at a point on the East line of said West 1/2 of the Northwest 1/4, which is North 2 degrees 13'04" East 1,760.49 feet from the Southeast corner thereof; thence North 2 degrees 13'04" East along said East line a distance of 210.00 feet; thence North 88 degrees 53'56" West parallel to the South line of said Northwest 1/4 a distance of 200 feet; thence South 210 feet to a point which is North 88 degrees 53'56" West 200 feet from the point of beginning; thence South 88 degrees 53'56" East a distance of 200 feet to the point of beginning.

2. Beginning at a point on the East line of said West 1/2 of the Northwest 1/4, which is North 2 degrees 13'04" East 1,307.49 feet from the Southeast corner thereof; thence North 2 degrees 13'04" East along said East line a distance of 200.00 feet; thence North 88 degrees 53'56" West parallel to the South line of said Northwest 1/4 a distance of 200.00 feet; thence South 2 degrees 13'04" West a distance of 200.00 feet to a point which is North 88 degrees 53'56" West from the point of beginning; thence South 88 degrees 53'56" East a distance of 200.00 feet to the point of beginning; and

ALSO those portions of Lots 9, 10 and 19, "PLAT OF THE BURLINGTON ACRES PROPERTY", as per plat recorded in Volume 1 of Plats, page 49, records of Skagit County, Washington, described as follows:

Beginning at a point 150 feet North of the Southwest corner of said Lot 19; thence North along the West line of Lots 19, 10 and 9, 1,580 feet, more or less, to the South line of that certain tract conveyed to J. W. Callahan by deed recorded December 11, 1946, under Auditor's File No. 398923; thence East along the South line of said Callahan Tract 250 feet to the West line of that certain tract conveyed to Vern Knutzen and Myrtle Knutzen, husband and wife, by deed recorded November 8, 1954, under Auditor's File No. 508936, records of Skagit County; thence South along the West line of said Vern Knutzen Tract to the South line of said Lot 9; thence West along the South line of said Lot 9 to a point 150 feet East of the West line of said Lot 9; thence South and parallel to the West line of Lots 10 and 19 to a point 300 feet North of the South line of said Lot 19; thence Southwesterly in a straight line to the poi

TOGETHER WITH that portion of the venaled 30 feet 10 and 19 on the West which has reverted to said



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(end of Tract X)

TOGETHER WITH an easement for ingress, egress and utilities over the existing roadway over the above described Tract X lying Southerly of the line described above.

Situate in the County of Skagit, State of Washington.

PARCEL "B":

That portion of the East 1/2 of the West 1/2 of the Northwest 1/4 of Section 32, Township 35 North, Range 4 East, W.M., and of Tract 9 of "PLAT OF THE BURLINGTON ACREAGE PROPERTY", as per plat recorded in Volume 1 of Plats, page 49, records of Skagit County, Washington, described as follows:

Beginning at the intersection of the Easterly line of the right of way of the Great Northern Railway Company with a line parallel with and 70 feet (measured at right angles) South of the North line of Section 32;
thence Southerly along said right of way 198 feet;
thence East parallel with the North section line of a point in Tract 9 of Burlington Acreage Property which is 750 feet East of the West line of said Tract 9;
thence North to the North line of said tract;
thence West to the Northwest corner of said Tract 9;
thence South 40 feet, more or less, to a point East of the point of beginning;
thence West to the point of beginning.

EXCEPT right of way for an unnamed platted street along the West line of said Tract 9.

TOGETHER WITH that portion of the vacated street along the North line of said Tract 9 which has reverted to said premises by operation of law.

Situate in the County of Skagit, State of Washington.

EXCEPT FROM ALL OF PARCELS "A" and "B", a tract conveyed to Larry A. Hendricks, Trustee, by Deed recorded January 10, 1995, under Auditor's File No. 9501100024, described as follows:

The West 750 feet of Tract 9, "PLAT OF THE BURLINGTON ACREAGE PROPERTY", as per plat recorded in Volume 1 of Plats, page 49, records of Skagit County, Washington, EXCEPT the West 150 feet thereof, AND ALSO EXCEPT the South 391.04 feet of the East 500 feet thereof.

TOGETHER WITH that portion of vacated 30 foot wide road adjacent thereto on the North which upon vacation reverted to said premises by operation of law.

Situate in the County of Skagit, State of Washington.



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