

AFTER RECORDING MAIL TO:

Kelly Hall
7855 Sante Fe Trail
Maple Falls, WA 98266



200509130191

Skagit County Auditor

9/13/2005 Page 1 of 3 3:51PM

Filed for Record at Request of
First American Title Of Skagit County
Escrow Number: 85920

QUIT CLAIM DEED

Grantor(s): Larry Feyko

FIRST AMERICAN TITLE CO.

Grantee(s): Kelly Hall

85920-2

Abbreviated Legal:

Section 18, Township 36, Range 5; ptn. NE - NW and ptn. Government Lot 1 and Section 7, Township 36, Range 5; ptn. SW 1/4

Assessor's Tax Parcel Number(s): 360518-0-001-0408, P50956, 360507-0-008-0404, P50900

THE GRANTOR Larry Feyko, a married man for and in consideration of WAC458-61-340 To Establish Separate Property conveys and quit claims to **Kelly Hall, 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:

Parcel "A":

That portion of Government Lot 1 and the Northeast 1/4 of the Northwest 1/4, Section 18, Township 36 North, Range 5 East, W.M., lying Easterly of the right-of-way of the Northern Pacific Railway Company, as described in instrument recorded in Volume 92 of Deeds, page 242, under Auditor's File No. 97075; EXCEPT therefrom the portion described as follows:

Commencing at the North quarter corner of said Section; thence South 89 degrees 14'38" West along the North line of said Northwest 1/4, 957 feet, more or less, to the center of Mills Creek and the point of beginning; thence Southeasterly along the centerline of Mills Creek 240 feet; thence North 25 degrees 19' East, 123 feet, more or less, to the North line of said Northwest 1/4; thence South 89 degrees 14'38" West, 256 feet to the point of beginning;

ALSO EXCEPT the East 1/2 of the Northeast 1/4 of the Northwest 1/4 of Section 18, Township 36 North, Range 5 East, W.M.;

TOGETHER WITH an easement 15 feet in width for the purpose of ingress, egress and the installation and maintenance of utilities, which easement is described as follows:

The South 15 feet of the East 1/2 of the Northeast 1/4 of the Northwest 1/4 of Section 18, Township 36 North, Range 5 East, W.M.

Parcel "B":

That portion of the Southwest 1/4 of Section 7, Township 36 North, Range 5 East, W.M., described as follows:

Commencing at the South quarter corner of said Section; thence South 89 degrees 14'38" West along the South line of said Southwest 1/4, 1,145 feet, more or less, to the Easterly right-of-way line of the Burlington Northern Railway, and the point of beginning; thence Northeasterly along said right-of-way line, 135 feet, more or less, to the center of Mill Creek; thence Southeasterly along the centerline of Mill Creek, 180 feet, more or less, to the South line of said Southwest 1/4; thence South 89 degrees 14'18" West along the South line of said Southwest 1/4, 188 feet, more or less, to the point of beginning;


TOGETHER WITH an easement for ingress, egress and utilities, including the maintenance and repair thereof over a strip of land 15 feet in width, the centerline of which is the centerline of the existing roadway;

ALSO TOGETHER WITH a non-exclusive easement for installation and maintenance of utility lines, over, under and across the North 15 feet of the following described property:

That portion of Government Lot 4, lying East of the East right-of-way line of State Road and that portion of the Southeast 1/4 of the Southwest 1/4 lying Westerly of the Westerly line of the Burlington Northern Railway right-of-way, all in Section 7, Township 36 North, Range 5 East, W.M.; EXCEPT that portion lying Northerly and Easterly of the following described line:

5029
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

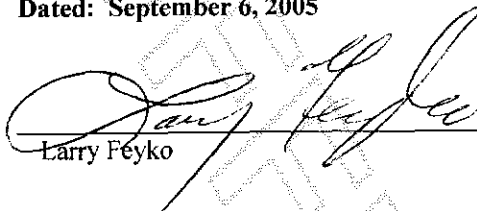
SEP 13 2005

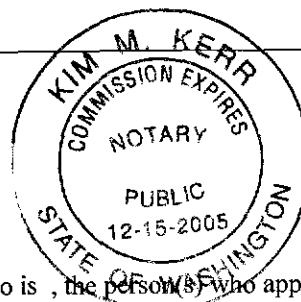
Amount Paid \$
Skagit Co. Treasurer
By  Deputy



Beginning at the intersection of the Westerly line of said railroad right-of-way and the centerline of Mill Creek; thence Northwesterly along the centerline of said creek to the Easterly line of the Samish River; thence Northerly along the Easterly line of said river a distance of 200 feet; thence Northwesterly to a point on the Easterly line of the State Road which lies 400 feet Southwesterly of the North line of Government Lot 4 of said Section 7, when measured along the Easterly line of said road, said point being the terminus of this line description.

Dated: September 6, 2005



Larry Feyko



State of Washington }
County of Skagit } SS:

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

Date: Sept. 9, 2005



Notary Public in and for the State of Washington
Residing at Moult Vernon
My appointment expires: 12/15/05