

RECORD AND RETURN TO:
Frank & Debbi Queen
Rick & Rhonda Clark
568 Meadowlark Lane
Oldtown ID 83822



200610160219
Skagit County Auditor

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QUIT CLAIM DEED

Grantor: CLARK, JIM M. UNMARRIED

5353
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Grantee: Frank & Debbi Queen H/W
Rick & Rhonda Clark H/W

OCT 16 2006

Legal Description (Abbreviated):

Amount Paid \$
Skagit Co. Treasurer
By Deputy

Lp

SHORT LEGAL:

That portion of the Southeast Quarter of the Northeast Quarter of Section 13, Township 35 North, Range 6 East of the Willamette Meridian, Lying North of right of way of Great Northern Railway and Southeasterly of the Center of Alder Creek and more particularly described in legal description attached hereto as Exhibit "A" and made a part herein by reference.

Additional legal on Page 2 of document.

Assessor's Tax Parcel Identification Numbers:

P41117 (350613-0-018-0008)
P42944 (350718-0-002-0000)
P43014 (350718-2-004-0004)
P42984 (350718-0-034-0002)
P105104 (350718-1-002-0100)

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THE GRANTOR JIM M. CLARK for love and consideration conveys and quit claims to FRANK & DEBBI QUEEN H/W/ AND RICK & RHONDA CLARK H/W 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 D: TAX #'S: P41117/350613-0-018-008 & P42944/350718-0-002-0000

THAT PORTION OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 35 NORTH, RANGE 6 EAST OF THE WILLAMETTE MERIDIAN, LYING NORTH OF RIGHT OF WAY OF GREAT NORTHERN RAILWAY AND SOUTHEASTERLY OF THE CENTER OF ALDER CREEK, EXCEPT THAT PORTION DEEDED TO STATE OF WASHINGTON BY DEED DATED NOVEMBER 6, 1957, RECORDED DECEMBER 12, 1957 IN VOLUME 291 OF DEEDS, PAGE 293 AS AUDITOR'S FILE NO. 559558.

ALSO THAT PORTION OF GOVERNMENT LOT 2 AND THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 35 NORTH, RANGE 7 EAST W.M., LYING NORTH OF THE GREAT NORTHERN RAILWAY RIGHT OF WAY; EXCEPT THE EAST 20 ACRES THEREOF.

PARCEL E: TAX #'S: P43014/350718-2-004-0004 & P42984/350718-0-034-0002

THE EAST 20 ACRES OF THAT PORTION OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 35 NORTH, RANGE 7 EAST W.M., LYING NORTH OF THE GREAT NORTHERN RAILWAY RIGHT OF WAY.

A TRACT OF LAND IN THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 35 NORTH, RANGE 7 EAST W.M., DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SOUTHWEST QUARTER OF THE NORTHEAST QUARTER; THENCE SOUTH ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER OF THE NORTHEAST QUARTER A DISTANCE OF 460 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH ALONG SAID WEST LINE 240 FEET, MORE OR LESS TO THE NORTH BOUNDARY OF THE GREAT NORTHERN RAILROAD COMPANY'S RIGHT OF WAY; THEN EASTERLY ALONG SAID NORTH BOUNDARY 254 FEET; THENCE EASTERLY ALONG SAID

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NORTH BOUNDARY 254 FEET; THENCE NORTHWESTERLY 334 FEET, MORE OR LESS, TO THE POINT OF BEGINNING; EXCEPT THE WESTERLY 40 FEET THEREOF.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

1. Easement to Puget Sound Power and Light Company for construction, maintenance, etc., on electric transmission line, recorded under Auditor's File No 220834.
2. Easement to Puget Sound Power and Light Company for construction, maintenance, etc., on electric transmission line, recorded under Auditor's File No. 317028.
3. Easement to Puget Sound and Light Company for pole lines, recorded under Auditor's File No. 371030.
4. Easement to the State of Washington for sight distance, maintenance, recorded under Auditor's File No. 707032.

PARCEL F: TAX#'S: P105104/350718-1-002-0100

THE WESTERLY 40 FEET OF THE FOLLOWING DESCRIBED PROPERTY:

A TRACT OF LAND IN THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 35 NORTH, RANGE 7 EAST, W.M., DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SOUTHWEST QUARTER OF THE NORTHEAST QUARTER; THENCE SOUTH ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER OF THE NORHTEAST QUARTER A DISTANCE OF 460 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH ALONG SAID WEST LINE 240 FEET, MORE OR LESS, TO THE NORTH BOUNDARY OF THE GREAT NORTHERN RAILWAY COMPANY'S RIGHT OF WAY; THENCE EASTERLY ALONG SAID NORTH BOUNDARY 254 FEET; THENCE NORTHWESTERLY 334 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

DATED this 13th day of October, 2006

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