



200801280178
Skagit County Auditor

1/28/2008 Page 1 of 4 4:00PM

QUITCLAIM DEED

Reference No.: 734996 and 8206090024

Grantor(s): Vernon Egbers

Grantee(s): Emily Ellen Egbers

Section, Township and Range: Sec. 05, T34N, R03E, W.M.

Tax Parcel No./Account No: 340305-2-002-0006/P21129, P21132, P21137, P21138, P21131,
P21140

The Grantor, Vernon Egbers, a married man as his separate property, residing at Mount Vernon, Washington, for and in consideration by way of partition between tenants in common, hereby conveys and quitclaims to Grantee, Emily Ellen Egbers, a single woman, his undivided interest in the real estate described in Exhibit A (attached).

SUBJECT TO easements of record, liability for future assessments of record

This Deed is recorded in accordance with the Stipulation and Order for Dismissal for Quiet Title and Partition of Property filed in Skagit County Superior Court Cause No 01-2-01626-4 on April 14, 2006.

DATED this 25 day of January, 2008.

Grantor:

Vernon G. Egbers

Vernon G. Egbers

4274
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

JAN 28 2008

STATE OF WASHINGTON)

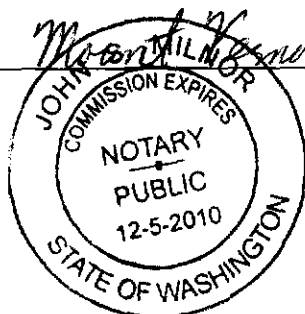
) ss.

COUNTY OF SKAGIT)

Amount Paid ☒
Skagit Co. Treasurer
By *J. M. M.* Deputy

I certify that I know or have satisfactory evidence that Vernon G. Egbers, Grantor, personally appeared before me, and said person acknowledged that he signed this instrument and acknowledged it as his free and voluntary act for the uses and purposes mentioned in the instrument.

DATED at Mount Vernon, Washington this 25th day of January, 2008.



John S. Milnor
John S. Milnor, Notary Public
My Commission expires: 12-5-10

EXHIBIT "A"

LEGAL DESCRIPTION

Vernon G. Egbers to Emily E. Egbers

PARCEL "A":

The Northeast 1/4 of the Southwest 1/4 of Section 5, T. 34 N., R. 3 E.W.M.;

AND that portion of the following described property lying Southwesterly of the base of the hill commonly known as "Bayview Ridge," in Section 5, T. 34 N., R. 3 E.W.M.:

The Southwest 1/4 of the Northeast 1/4; the Southeast 1/4 of the Northwest 1/4; the North 1/2 of the Southeast 1/4; and the South 1/2 of the Southeast 1/4 EXCEPT the South 1118 feet thereof as conveyed to Louis Seigfried by deed recorded under Auditor's File No. 77261, in Volume 65 of Deeds, page 215, records of Skagit County, Washington.

EXCEPT from all of the above, all as-built and existing County roads, AND EXCEPT the County road, if any, pursuant to Petition dated March 26, 1880 presented to the Whatcom County Board of Commissioners for the establishment of the Bay View and Skagit River Road; AND ALSO EXCEPT the Egbers Kalso Road in the Southeast 1/4 of the Northwest 1/4 formerly known as the Bayview and Skagit River Road No. 31230; AND ALSO EXCEPT that certain triangular tract of land in the Northwest corner of the Southeast 1/4 of the Northwest 1/4 of said Section 5 conveyed to Skagit County for the LaConner and Samish Road No. LXIV, by deed recorded under Auditor's File No. 198604, in Volume 141 of Deeds, page 609 said road being commonly known as the Bayview-Edison Road; AND ALSO EXCEPT that certain 50 foot wide strip of land in the Southeast 1/4 of said Section 5 conveyed to Skagit County for road purposes by deed recorded under Auditor's File No. 84665, in Volume 85 of deeds, page 318, records of Skagit County, Washington.; AND ALSO EXCEPT that portion of the East 20 feet of the Southeast 1/4 of the Southeast 1/4 of said Section 5 lying North and East of the Bay View and Skagit River Road No. XLV, as conveyed to Skagit County by Deed recorded under Auditor's File No. 215591, in Volume 148 of Deeds, page 12, records of Skagit County said road being commonly known as the Farm to Market Road; AND ALSO EXCEPT those portions conveyed to Skagit County for Farm to Market Road by Auditor's File No. 200105090054 and implied by the recording of Auditor's File No. 200106190134; AND ALSO EXCEPT Diking District No. 8 right-of-way as condemned in Skagit County Superior Court Cause No. 2865; AND ALSO EXCEPT Drainage District No. 19 right-of-way as condemned in Skagit County Superior Court Cause No. 8889; AND ALSO EXCEPT those portions, if any, lying within the following described tracts:

1. That portion of the Southwest 1/4 of the Northeast 1/4 of said Section 5, described as follows:

Beginning 1766 feet West of the Southeast corner of the Northeast 1/4 of said Section 5; thence North 60° West 100 feet; thence North 52°49' East, 653 feet, more or less, to the East line of said Southwest 1/4 of the Northeast 1/4; thence South 445 feet to the Southeast corner of said Southwest 1/4 of the Northeast 1/4; thence West 432 feet, more or less, to the point of beginning.

2. Beginning at the Southeast corner of the North 931 feet according to the Government Survey of the Northeast 1/4 of the Southeast 1/4 of said Section 5; thence South 88°37' West 492.3 feet at right angles to the East line of said Section 5; thence North 54°43' West 1589 feet, more or less, to the North line of said Southeast 1/4; thence East 1766 feet to the Northeast corner of said Southeast 1/4;



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thence South 1°23' East along the Section line, 931 feet according to the Government Survey to the place of beginning.

3. Beginning at the Southeast corner of the Northeast 1/4 of the Southeast 1/4 of said Section 5; thence North 1°23' West along the East line of said Section, 389 feet according to the Government Survey; thence South 88°37' West at right angles to the East line of said Section, 492.3 feet; thence South 54°43' East 311.8 feet; thence South 28°14' East 237 feet, more or less to the South line of said Northeast 1/4 of the Southeast 1/4, thence East 135 feet to the place of beginning.

PARCEL "C":

That portion of the following described property lying Northeasterly of the base of the hill commonly known as "Bayview Ridge," in Section 5, T. 34 N., R. 3 E.W.M.:

The Southwest 1/4 of the Northeast 1/4; the Southeast 1/4 of the Northwest 1/4; the North 1/2 of the Southeast 1/4; and the South 1/2 of the Southeast 1/4 EXCEPT the South 1118 feet thereof as Conveyed to Louis Siegfried by deed recorded under Auditor's File No. 77261, in Volume 65 of Deeds, page 215, records of Skagit County, Washington.

EXCEPT from all of the above, all as-built and existing County roads, AND EXCEPT the County road, if any, pursuant to Petition dated March 26, 1880 presented to the Whatcom County Board of Commissioners for the establishment of the Bay View and Skagit River Road; AND ALSO EXCEPT the Egbers Kalso Road in the Southeast 1/4 of the Northwest 1/4 formerly known as the Bayview and Skagit River Road No. 31230; AND ALSO EXCEPT that certain triangular tract of land in the Northwest corner of the Southeast 1/4 of the Northwest 1/4 of said Section 5 conveyed to Skagit County for the LaConner and Samish Road No. LXIV, by deed recorded under Auditor's File No. 198604, in Volume 141 of Deeds, page 609 said road being commonly known as the Bayview-Edison Road; AND ALSO EXCEPT that certain 50 foot wide strip of land in the Southeast 1/4 of said Section 5 conveyed to Skagit County for road purposes by deed recorded under Auditor's File No. 84665, in Volume 85 of deeds, page 318, records of Skagit County, Washington.; AND ALSO EXCEPT that portion of the East 20 feet of the Southeast 1/4 of the Southeast 1/4 of said Section 5 lying North and East of the Bay View and Skagit River Road No. XLV, as conveyed to Skagit County by Deed recorded under Auditor's File No. 215591, in Volume 148 of Deeds, page 12, records of Skagit County said road being commonly known as the Farm to Market Road; AND ALSO EXCEPT those portions conveyed to Skagit County for Farm to Market Road by Auditor's File No. 200105090054 and implied by the recording of Auditor's File No. 200106190134; AND ALSO EXCEPT Diking District No. 8 right-of-way as condemned in Skagit County Superior Court Cause No. 2865; AND ALSO EXCEPT Drainage District No. 19 right-of-way as condemned in Skagit County Superior Court Cause No. 8889; AND ALSO EXCEPT those portions, if any, lying within the following described tracts:

1. That portion of the Southwest 1/4 of the Northeast 1/4 of said Section 5, described as follows:

Beginning 1766 feet West of the Southeast corner of the Northeast 1/4 of said Section 5; thence North 60° West 100 feet; thence North 52°49' East, 653 feet, more or less, to the East line of said Southwest 1/4 of the Northeast 1/4; thence South 445 feet to the Southeast corner of said Southwest 1/4 of the Northeast 1/4; thence West 432 feet, more or less, to the point of beginning.

2. Beginning at the Southeast corner of the North 931 feet according to the Government Survey of the Northeast 1/4 of the Southeast 1/4 of said Section 5; thence South 88°37' West 492.3 feet at right angles to the East line of said Section 5; thence North 54°43' West 1589 feet, more or less, to the



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North line of said Southeast 1/4; thence East 1766 feet to the Northeast corner of said Southeast 1/4; thence South 1°23' East along the Section line, 931 feet according to the Government Survey to the place of beginning.

3. Beginning at the Southeast corner of the Northeast 1/4 of the Southeast 1/4 of said Section 5; thence North 1°23' West along the East line of said Section, 389 feet according to the Government Survey; thence South 88°37' West at right angles to the East line of said Section, 492.3 feet; thence South 54°43' East 311.8 feet; thence South 28°14' East 237 feet, more or less to the South line of said Northeast 1/4 of the Southeast 1/4, thence East 135 feet to the place of beginning.

4. That portion of the following described property lying Northeasterly of the base of the hill commonly known as "Bayview Ridge," in the Southeast 1/4 of the Northwest 1/4 and the Southwest 1/4 of the Northeast 1/4, all in Section 5, Township 34 North, Range 3 East, W.M.:

Beginning at the Northwest corner of the Southwest 1/4 of the Northeast 1/4 of said Section 5; thence South 89°17'40" East along the North line thereof, a distance of 237.58 feet; thence South 0°41'15" West, a distance of 632.53 feet; thence North 89°18'45" West, a distance of 778.75 feet, to the approximate centerline of that County road commonly referred to as the Egbers-Kalso Road as constructed; thence South 75°58'16" West, a distance of 59.75 feet, more or less, to the base of the hill commonly known as "Bayview Ridge;" thence Northwesterly along the base of the hill on the following courses and distances:

North 18°01'55" West, 58.66 feet; North 34°10'48" West, 721.81 feet, more or less, to the intersection thereof with the North line of the Southeast 1/4 of the Northwest 1/4 of said Section 5; thence South 89°18'45" East along the North line of said Southeast 1/4 of the Northwest 1/4, departing from the base of the hill, a distance of 1030.41 feet, more or less, to the Point Of Beginning, and containing 15.23 acres, more or less, including road.

EXCEPT therefrom all as-built and existing County roads; AND EXCEPT the County road, if any, pursuant to Petition dated March 26, 1880 presented to the Whatcom County Board of Commissioners for the establishment of the Bay View and Skagit River Road; AND ALSO EXCEPT the Egbers Kalso Road in the Southeast 1/4 of the Northwest 1/4 of said Section 5 formerly known as the Bay View and Skagit River Road No. 31230; AND ALSO EXCEPT Diking District No. 8 right-of-way as condemned in Skagit County Superior Court Cause No. 2865; AND ALSO EXCEPT Drainage District No. 19 right-of-way as condemned in Skagit County Superior Court Cause No. 8889.

Situate in the County of Skagit, State of Washington.



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