



200901070025

Skagit County Auditor

1/7/2009 Page

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6 10:46AM

After recording return to:

Mr. Dennis Jordan
Dennis Jordan & Associates, Inc., P.S.
4218 Rucker Avenue
Everett, WA 98203

SKAGIT COUNTY
Contract # C20080710
Page 1 of 9

Document Title: Quit Claim Deed

Grantor: Skagit County, a Political Subdivision of the State of Washington.

Grantee(s): Don L. McKee and Billie V. McKee Family Limited Partnership.

Tax Parcel No(s): P73224 (XrefID: 4101-170-013-0006)

Abbreviated Legal: Portions of Vacated Right of Way Located Adjacent to (TITLE ELIMINATION) INC M/H 99 MARLETTE/LAKECREST 52X26 MODEL NO. 9501 S/N H017979AB FIDALGO CITY, LOTS 1 TO 13 INCLUSIVE, BLOCK 170; EXCEPT A STRIP OF LAND 80 FEET IN WIDTH OVER AND ACROSS LOTS 1, 2, AND 3 CONVEYED TO SKAGIT CO BY DEED RECORDED UNDER AF#261288. SURVEY RECORDED UNDER AF#200803310112, Skagit County, Washington

QUIT CLAIM DEED

The Grantor, **Skagit County, a Political Subdivision of the State of Washington**, for the sole purpose of correcting inaccuracies in title to former public right-of-way to facilitate the issuance of title insurance, and not for monetary consideration, but for good and valuable consideration, conveys and quit claims to **Don L. McKee and Billie V. McKee Family Limited Partnership**, the Grantee(s), the following described real estate, including any after-acquired interest of Grantor, situated in the County of Skagit, State of Washington:

See, **Exhibit A**, attached hereto and incorporated by reference.

Situate in Skagit County, State of Washington.

ORIGINAL

This Deed is given to quiet title to a public right-of-way pursuant to Laws 1889-90, Chapter 19, Section 32 and Laws of 1909, Chapter 90, Section 1, in recognition that this right-of-way was unopened between 1890 and 1904, and not for monetary consideration. The purpose of this deed is solely to correct an inaccuracy in the records of title.

This conveyance is subject to private easements and/or private rights-of-way, if any, over and across the above-described real property.

The above-described property is combined with adjoining properties of Grantee(s), and shall not be conveyed as separate building lots without compliance with the applicable Skagit County subdivision ordinance. The property described herein is to be aggregated with the property owned by Grantee(s) as part of the recognition of the reversionary rights of Grantee(s) to vacated streets and alleys, and is not for the purpose of creating additional building lot(s).

DATED this 16 day of December, 2008.

BOARD OF COUNTY COMMISSIONERS
SKAGIT COUNTY, WASHINGTON

Don Munks
DON MUNKS, Chairman

Kenneth A. Dahlstedt
KENNETH A. DAHLSTEDT, Commissioner

Sharon Dillon
SHARON DILLON, Commissioner

Attest:

Linda Hanuman, Assistant
Clerk of the Board

Approved as to form:

[Signature]
Deputy Prosecuting Attorney

BOUNDARY ADJUSTMENT

Reviewed and approved
in accordance with S.C.
Code Chapter 14 18

Trace Bolden
SKAGIT CO. PLANNING & PERMIT UNIT

Date: 12/19/2008

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

36
JAN 07 2009

Amount Paid \$
Skagit Co. Treasurer
By WAM Deputy



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STATE OF WASHINGTON }
COUNTY OF SKAGIT } ss.

I certify that I know or have satisfactory evidence that Don Munks, Kenneth A. Dahlstedt and/or Sharon Dillon, is/are the person(s) who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument, on oath stated that he/she/they was/were authorized execute the instrument and acknowledged it as Commissioner(s) of Skagit County, to be the free and voluntary act of such party for the uses and purposes herein mentioned.

DATED this 16 day of December, 2008.

(SEAL)

Linda Hammons
Notary Public
print name: Linda Hammons
Residing at Skagit County, WA
My commission expires 10/01/2011



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EXHIBIT A

LAND DESCRIPTION
FOR
DON L. MCKEE AND BILLIE V. MCKEE

A portion of the Northwest Quarter of Section 19, Township 34 North, Range 2 East, W.M. in Skagit County, Washington all as shown on that Record of Survey recorded under Auditor's File Number 200803310112, records of said County, more particularly described as follows:

Lots 1 through 13, inclusive, Block 170, "Map of Fidalgo City, Skagit County, Washington," as per plat recorded in Volume 2 of Plats, pages 113 and 114, records of Skagit County, Washington.

~~EXCEPT a strip of land 80 feet in width over and across Lots 1,2 and 3 of said Block 170, conveyed to Skagit County by deed recorded under Auditor's File Number 261288, records of Skagit County, Washington.~~

TOGETHER WITH the east half of the alley in said Block 170, being 10 feet in width coincident with the west line of said Lots 1 through 13 inclusive and being parallel with the centerline of said alley extending from the south line of said parcel conveyed to Skagit County, now State Route 20 to the south line of said Lot 13 continued west to the centerline of said alley.

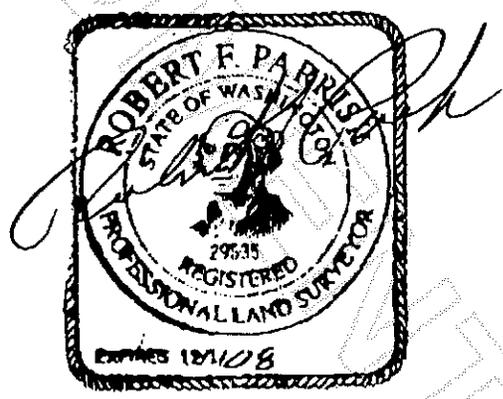
TOGETHER WITH the north half of Second Street in said plat, being 50 feet in width coincident with the south line of said Lot 13 and being parallel with the centerline of said Second Street extending from the east line of said Block 170 continued south to the centerline of said Second Street west to the centerline of said alley in said Block 170.

TOGETHER WITH the west half of Fairview Avenue in said plat, being 50 feet in width coincident with the east line of said Block 170 and being parallel with the centerline of said Fairview Avenue extending from the south line of said parcel conveyed to Skagit County, now State Route 20 to the centerline of said Second Street.

TOGETHER WITH AND SUBJECT TO easements and agreements of record.

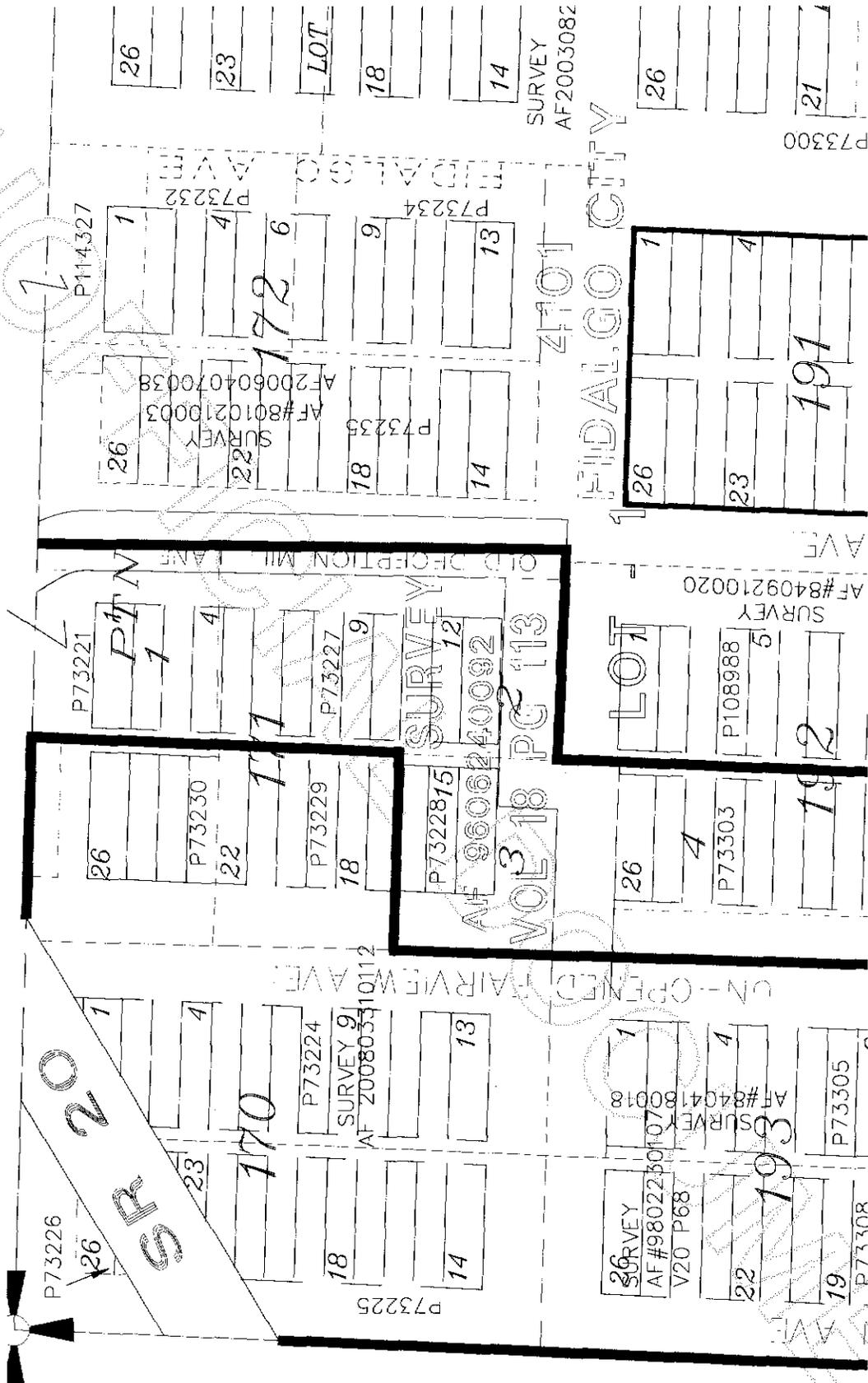
Parrish Land Surveying

October 28, 2008



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UNRECORDED



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