

After Recording Return To:
SKAGIT LAW GROUP, PLLC
P. O. Box 336
Mount Vernon, WA 98273



200907140126
Skagit County Auditor

7/14/2009 Page 1 of 5 4:06PM

QUIT CLAIM DEED

GRANTOR: **VIRGINIA T. DARVILL**, Individually and as Personal Representative of the Estate of **FRED T. DARVILL, JR.**, Deceased

GRANTEE: **VIRGINIA T. DARVILL**, a single woman

Legal Description; Abbreviated Form: PTN OF W ½ W ½ SW ¼ SEC 33 TWP 34 N R 4 E W.M.

Additional on Page: Exhibit "A"

Assessor's Tax Parcel Nos: 340433-3-001-0109; P29661
340433-3-001-0000; P29660
340433-3-004-0205; P29671

THE GRANTOR, **VIRGINIA T. DARVILL**, individually and in her capacity as the duly appointed, qualified and acting Personal Representative for the Estate of **FRED T. DARVILL, JR., Deceased** (the "decedent"), under Skagit County Superior Court Cause No. 08-4-00010-9, in distribution of said estate, hereby conveys and quitclaims to **VIRGINIA T. DARVILL**, a single woman, as GRANTEE, that certain real property, which was the community property of **VIRGINIA T. DARVILL** and the decedent at the time of death of the decedent, together with all after-acquired title of the Grantor therein, situated in the County of Skagit, State of Washington, and legally described as follows:

(See Exhibit "A" attached hereto and incorporated herein by this reference.)

SUBJECT TO: Easements, restrictions and reservations of record.

Quit Claim Deed -1-

\\Maingate\Shared\HOME\BRIANA - KIDARVILL, Fred & Virginia\Estate of Fred\qcd (residence) 052609.docx


2084
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

JUL 14 2009

Amount Paid \$0
Skagit Co. Treasurer
By *mm* Deputy

On recording this deed all right, title and interest in the above described property shall vest in **VIRGINIA T. DARVILL** as her separate estate.

DATED: July 6, 2009.

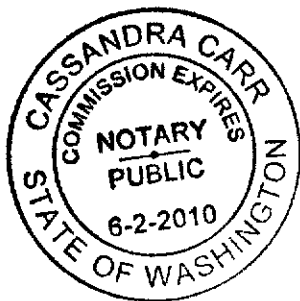

VIRGINIA T. DARVILL, Individually and as
Personal Representative of the **Estate of**
FRED T. DARVILL, JR., Deceased

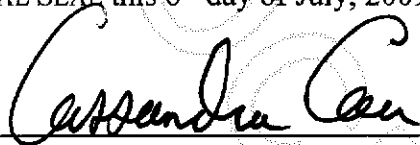
STATE OF WASHINGTON
COUNTY OF SKAGIT

} ss.

I certify that I know or have satisfactory evidence that **VIRGINIA T. DARVILL** is the person who appeared before me, and said person acknowledged that she was authorized to execute the instrument and acknowledged it individually and as the Personal Representative of the **Estate of FRED T. DARVILL, JR., Deceased**, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

GIVEN UNDER MY HAND AND OFFICIAL SEAL this 6th day of July, 2009.





Printed Name CASSANDRA CARR
NOTARY PUBLIC in and for the State of Washington
My Commission Expires 6/2/2010



200907140126
Skagit County Auditor

7/14/2009 Page 2 of 5 4:06PM

EXHIBIT "A"
QUIT CLAIM DEED

Legal Description:

The following described real property situate in Skagit County, Washington:

That portion of the West half of the West half of the West half of the Southwest quarter of Section 33, Township 34 North, Range 4 East, W.M., being more particularly described as follows:

Beginning at the Southeast corner of Lot 8 in the Plat of Skyridge Division No. III as shown on the map recorded in Volume 13 of Plats, page 22, under Auditor's File No. 8008260001, records of Skagit County; thence South 0° 25' 44" East along the East line of said subdivision 200 feet to the true point of beginning; thence South 89° 36' 18" West 135.01 feet; thence South 0° 23' 42" East 30 feet; thence North 89° 36' 18" East 135.01 feet to the intersection with the East line of said subdivision; thence North 0° 25' 44" East along said East line to the true point of beginning.

TOGETHER WITH easement for ingress, egress, and utilities over and across Tract "A" of Plat of Skyridge, Division No. 5, as per plat recorded in Volume 14 of Plats, page 9, records of Skagit County, such easement to be for the benefit of the property owned by the grantee, Fred T. Darvill, Jr., in the East half of the West half of the Southwest quarter of Section 33, Township 34 North, Range 4 E. W.M.

Parcel "A":

The South 432 feet of the East ½ of the West ½ of the Southwest ¼ of Section 33, Township 34 North, Range 4 East, W.M. (as measured along the Westerly line thereof); EXCEPT County Road right of way; EXCEPT the East 101.8 feet thereof; and EXCEPT the following described tract:

Beginning at the Southwest corner of said East ½ of the West ½ of the Southwest ¼; thence North on the West line of said East ½ of the West ½ a distance of 432 feet to the true point of beginning; thence East parallel with the South line of said Southwest ¼, a distance of 310 feet; thence South parallel with the West line of said East ½ of the West ½ of the Southwest ¼, a distance of 402 feet, more or less, to the North line of the Hickox Road; thence West along the North line of said Hickox Road a distance of 310 feet to the West

Exhibit A
Quit Claim Deed

\\MAINGATE\Shared\HOME\BRIAN\A - K\DARVILL, Fred & Virginia\Estate



200907140126

Skagit County Auditor

7/14/2009 Page

3 of

5 4:06PM

line of said subdivision; thence North along said West line a distance of 402 feet to the true point of beginning.

Parcel "B":

The East 330 feet of the West 660 feet of the Southwest $\frac{1}{4}$ of Section 33, Township 34 North, Range 4 East, W.M.; EXCEPT the South 1,452 feet of the West 150 feet thereof; and EXCEPT that portion thereof lying Southerly of the following described line:

Beginning at the intersection of the East line of the West 480 feet of said Southwest $\frac{1}{4}$ and the North line of the South 432 feet of said Southwest $\frac{1}{4}$ (said point being the Northwest corner of that certain tract conveyed to Doran W. Slater, et ux, by deed recorded September 7, 1972, under Auditor's File No. 773693); thence North $0^{\circ} 47'$ West parallel with the West line of said Section, a distance of 500 feet to the true point of beginning of said line; thence East 180 feet to the East line of the West 660 feet of said Southwest $\frac{1}{4}$ and the terminal point of said line.

ALSO EXCEPT: The North 235.48 feet of the West 17.2 feet of the East half of the West half of the Northwest quarter of the Southwest quarter of Section 33, Township 34 North, Range 4 E. W.M.

Parcel "C":

The East $\frac{1}{2}$ of the West $\frac{1}{2}$ of the Southwest $\frac{1}{4}$ of Section 33, Township 34 North, Range 4 East, W. M., EXCEPT County Road along the South line thereof; EXCEPT the East 101.8 feet thereof; and EXCEPT the following described tracts:

a.) Beginning at the Southwest corner of said Section 33; thence East along the South line of said Section 33, a distance of 940.0 feet; thence North $0^{\circ} 19'$ East, parallel with the East line of the West $\frac{1}{2}$ of the Southwest $\frac{1}{4}$ of said Section 33 (according to the Plat of "LINDA VISTA ADDITION," as per plat recorded in Volume 7 of Plats, page 74, records of Skagit County) a distance of 432.0 feet; thence West 30.00 feet to the true point of beginning; thence North $0^{\circ} 19'$ East a distance of 100 feet, more or less, to the Northeast corner of a tract conveyed to Gerhard H. Hoffman, et ux, by deed recorded January 5, 1968, under Auditor's File No. 709030; thence West along the North line of said Hoffman tract 260.21 feet, more or less, to the West line of said East $\frac{1}{2}$ of the West $\frac{1}{2}$ of the Southwest $\frac{1}{4}$; thence South along said West line, a distance of 100 feet, more or less, to the South line of said Hoffman tract; thence East

**Exhibit A
Quit Claim Deed**

\\MAINGATE\Shared\HOME\BRIAN\A - K\DARVILL, Fred & Virginia\Estate c



200907140126
Skagit County Auditor

along the South line of said tract a distance of 260.21 feet, more or less, to the true point of beginning.

b.) That portion of the South 432 feet of the East $\frac{1}{2}$ of the West $\frac{1}{2}$ of the Southwest $\frac{1}{4}$ of said Section 33 lying Westerly of the East 101.8 feet thereof and lying Easterly of the following described line:

Beginning at the Southwest corner of said East $\frac{1}{2}$ of the West $\frac{1}{2}$ of the Southwest $\frac{1}{4}$; thence North on the West line of said East $\frac{1}{2}$ of the West $\frac{1}{2}$ a distance of 432 feet; thence East parallel with the South line of said Southwest $\frac{1}{4}$, a distance of 310 feet to the true point of beginning of said line; thence South parallel with the West line of said East $\frac{1}{2}$ of the West $\frac{1}{2}$ of the Southwest $\frac{1}{4}$ to the South line thereof, and the terminal point of said line.

c.) Beginning at the Southwest corner of said East $\frac{1}{2}$ of the West $\frac{1}{2}$ of the Southwest $\frac{1}{4}$; thence North on the West line of said East $\frac{1}{2}$ of the West $\frac{1}{2}$ a distance of 432 feet to the true point of beginning; thence East parallel with the South line of said Southwest $\frac{1}{4}$, a distance of 250 feet; thence South parallel with the West line of said East $\frac{1}{2}$ of the West $\frac{1}{2}$ of the Southwest $\frac{1}{4}$ a distance of 402 feet, more or less, to the North line of the Hickox Road; thence West along the North line of said Hickox Road a distance of 250 feet to the West line of said subdivision; thence North along said West line a distance of 402 feet to the true point of beginning.

Situate in the County of Skagit, State of Washington.



200907140126
Skagit County Auditor

7/14/2009 Page

5 of

5 4:06PM

Exhibit A
Quit Claim Deed

\\MAINGATE\Shared\HOME\ BRIAN\A - K\ DARVILL, Fred & Virginia\Estate of Fred\qcd (residence) 052609.docx