



201002230068

Skagit County Auditor

2/23/2010 Page 1 of 2 3:55PM

When recorded return to:

CLYDE FOX
2721 E BLACKBURN RD
MOUNT VERNON, WA 98274

Filed for record at request of:
CLYDE FOX

LAND TITLE OF SKAGIT COUNTY

QUIT CLAIM DEED

135589-0

THE GRANTOR Donnell L. Fox, as her separate estate

for and in consideration of **None-Settlement of all Terms of that Dissolution under Skagit County Superior Court Cause number 06-3-00596-8** conveys and quit claims to

THE GRANTEE CLYDE L. FOX, as his separate property, as to Parcels 'A' and 'B' and in SOUTH SIDE LLC, a Washington Limited Liability Company, as to Parcel 'C'

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.

Ptn NE 1/4 Of NE 1/4, 31-34-4 E W.M. & Ptn SE 1/4 Of SE 1/4, 30-34-4 E W.M.

Fully described in **Exhibit A** attached.

Donnell L. Fox is aware that this deed releases her lien against the property described herein and she has had the opportunity to seek the advice of independent legal counsel regarding this instrument. Donnell L. Fox confirms that this conveyance is to be a full release of the settlement terms contained in that dissolution filed in Skagit County Superior court cause number 06-3-00596-8.

Tax # P29232, P29263, P29262 and P29282

Dated: 2-19, 2010

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
442
FEB 23 2010

Amount Paid \$8
Skagit Co. Treasurer
By man Deputy

Donnell L. Fox

Donnell L. Fox



State of Washington }
County of Skagit } SS.

On this day personally appeared before me **Donnell L. Fox**, to me known to be the individuals described in and who executed the within and foregoing instrument, and acknowledged that **he/she** signed the same as **his/her** free and voluntary act and deed, for the uses and purposes therein mentioned.

Given under my hand and official seal this 19th day of February, 2010.

Teri L. Saben
Notary Public in and for the State of Washington, residing at: Skagit Co
My appointment expires: 12-15-10

Exhibit A

PARCEL "A":

That portion of the Northeast ¼ of the Northeast ¼ of Section 31, Township 34 North, Range 4 East, W.M., described as follows:

Beginning at a point on the West line of the Pacific Highway, 30 feet West of the Northeast corner of said Northeast ¼ of the Northeast ¼;
thence West 213 feet, more or less, to the Easterly line of the right of way of the Great Northern Railway Company;
thence Southerly along said right of way 60 feet;
thence East to the West line of the Pacific Highway;
thence North along said highway to the point of beginning,

EXCEPT the West 8 feet thereof reserved for road purposes in deed dated April 4, 1958 and recorded April 7, 1958, under Auditor's File No. 563812.

Situate in the City of Mount Vernon, County of Skagit, State of Washington.

PARCEL "B":

That portion of the Southeast ¼ of the Southeast ¼ of Section 30, Township 34 North, Range 4 East, W.M., described as follows:

Beginning at the intersection of the Westerly line of Pacific Highway and the Southerly line of said Section 30, which said point of beginning is 30 feet West of the Southeast corner of said Section 30;
thence Westerly along said South line of Section 30, a distance of 213 feet, more or less, to the Easterly right of way line of the Great Northern Railway Company;
thence Northerly along said right of way line 210.9 feet;
thence Easterly 201.9 feet to the Westerly line of the Pacific Highway;
thence Southerly 210.5 feet along said Westerly line of Pacific Highway to the point of beginning.

Situate in the City of Mount Vernon, County of Skagit, State of Washington.

PARCEL "C":

The South 432.5 feet of the North 492.5 feet of that portion of the Northeast ¼ of the Northeast ¼ of Section 31, Township 34 North, Range 4 East, W.M., lying Easterly of the Great Northern Railway Company right-of-way, EXCEPT the Pacific Highway along the East line thereof; AND EXCEPT ditch rights-of-way;
AND EXCEPT the West 8 feet thereof reserved for road, in Deed recorded October 13, 1944, under Auditor's File No. 375121.

EXCEPTING from the above premises, any portion thereof lying within the boundaries of that certain tract conveyed to Martin Olson, et ux, by Deed recorded September 23, 1936 under Auditor's File No. 282859, in Volume 170 of Deeds, page 275.

Situate in the City of Mount Vernon, County of Skagit, State of Washington.



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