



201007150095

Skagit County Auditor

7/15/2010 Page 1 of 2 3:58PM

When recorded return to:

Diego George Yzaguirre

12403 SR 9

Mount Vernon, WA 98273

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### QUIT CLAIM DEED

The grantor Marisa Yzaguirre of Mount Vernon, Skagit County Washington, for and in consideration of a **division of assets and liabilities in the dissolution action Lincoln County Superior Court Cause # 10-300790-8** conveys and quit claims to Diego George Yzaguirre, as his separate property, all of her title, right and interest in the Real Property located at 12403 SR 9, Mount Vernon, Skagit County, Washington, legally described as follows:

Tax parcel # P23314

CLEAR LAKE AREA, ACRES 0.65 SURVEY RECORDED AF#200408090127, PARCEL 1 (AUDITOR FILE NUMBER 200011170114) PARCEL "A": THAT PORTION OF GOVERNMENT LOT 6 IN SECTION 1, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M., LYING WESTERLY OF THE WESTERLY LINE OF THE NORTHERN PACIFIC RAILWAY COMPANY RIGHT-OF-WAY, EASTERLY OF THE EASTERLY LINE OF THE PAVED STATE ROAD, AND SOUTHERLY OF A FENCE WHICH RUNS BETWEEN A POINT ON SAID WESTERLY LINE OF SAID RAILWAY WHICH IS 549.7 FEET NORTHERLY OF THE POINT OF INTERSECTION OF SAID WESTERLY LINE WITH THE EASTERLY LINE OF SAID PAVED STATE ROAD (SAID "POINT OF INTERSECTION" HAVING BEEN IDENTIFIED ON THE RECORD AS BEING 332 1/2 FEET EAST AND 1139 FEET SOUTH OF THE INTERSECTION OF THE CENTER LINES OF THE PICKERING AND STATE ROADS), AND A POINT ON SAID EASTERLY LINE OF SAID ROAD WHICH IS 537 FEET NORTHERLY OF SAID POINT OF INTERSECTION; EXCEPT THAT PORTION OF SAID PROPERTY, IF ANY, LYING WITHIN THE BOUNDARIES OF A TRACT CONVEYED TO LOIS W MCADOW BY DEED DATED MARCH 16, 1950 AND FILED APRIL 12, 1954, AS FILE NO. 500211. EXCEPTING FROM THE ABOVE PREMISES THE NORTH 162 FEET THEREOF AND THE SOUTH 210 FEET THEREOF. ALSO TOGETHER WITH PARCEL "B": THAT PORTION OF THE WEST 50 FEET OF THE FORMER RAILROAD RIGHT-OF-WAY DESCRIBED BELOW LYING BETWEEN THE NORTH AND SOUTH BOUNDARIES OF THE PROPERTY DESCRIBED HEREIN EXTENDED EASTERLY 50 FEET, MORE OR LESS, TO THE CENTERLINE OF THE FORMER RAILROAD RIGHT-OF-WAY PARCEL: THAT PORTION OF GOVERNMENT LOTS 2 AND 6, SECTION 1, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M., AND THAT PORTION OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4, AND OF THE EAST 1/2 OF THE SOUTHWEST 1/4, AND OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4, ALL IN SECTION 36, TOWNSHIP 36 NORTH, RANGE 4 EAST, W.M., DESCRIBED AS FOLLOWS: A STRIP OF LAND 100.00 FEET IN WIDTH AS CONVEYED TO THE SEATTLE LAKE SHORE AND EASTERN RAILWAY COMPANY BY INSTRUMENTS RECORDED IN VOLUME 10 OF DEEDS, PAGE 32, ON JANUARY 22, 1890, AND AS CONVEYED TO THE S. & I. RAILWAY COMPANY BY INSTRUMENT RECORDED IN VOLUME 37 OF DEEDS, PAGE 227, ON MARCH 21, 1899, RECORDS OF SKAGIT COUNTY, WASHINGTON.

EXCEPT ANY PORTION CONVEYED TO ROBERT L. MUMFORD BY INSTRUMENT RECORDED IN VOLUME 532 OF OFFICIAL RECORDS, PAGE 70, UNDER AUDITOR'S FILE NO. 8309390021. ALSO EXCEPT FROM PARCELS "A" AND "B", THE FOLLOWING DESCRIBED TRACT: BEGINNING AT THE INTERSECTION OF THE EAST LINE OF STATE HIGHWAY NO. 9 WITH THE NORTHWEST CORNER OF PARCEL "A" OF THOSE PREMISES CONVEYED TO ERROL HANSON BY DEED RECORDED NOVEMBER 12, 1999, UNDER AUDITOR'S FILE NO. 199911120059; ALONG SAID WEST LINE A DISTANCE OF 24 FEET 5 INCHES; THENCE EASTERLY TO A POINT ON THE CENTERLINE OF THE 100 FOOT WIDE STRIP OF LAND CONVEYED TO THE SEATTLE, LAKE SHORE AND EASTERN RAILWAY COMPANY BY INSTRUMENT RECORDED JANUARY 22, 1890 IN VOLUME 10 OF DEEDS, PAGE 32, WHICH IS 21 FEET 6 INCHES NORTH OF THE NORTHEAST CORNER OF PARCEL "B" OF THE ABOVE REFERENCED HANSON DEED; THENCE SOUTHERLY ALONG SAID CENTERLINE 21 FEET 6 INCHES TO SAID NORTHEAST CORNER OF PARCEL "B"; THENCE WESTERLY ALONG THE NORTHERLY LINE OF SAID PARCEL "B" AND SAID PARCEL "A" TO THE POINT OF BEGINNING. ALSO TOGETHER WITH PARCEL 2 (AUDITOR FILE NUMBER 2000207180088) OF SURVEY RECORDED AF#200408090127, THE NORTH 145.37 FEET (AS MEASURED ALONG THE WEST LINE) OF THE FOLLOWING DESCRIBED PARCEL: THAT PORTION OF THE EAST 50 FEET OF A STRIP OF LAND 100 FEET IN WIDTH THROUGH GOVERNMENT LOT 5, SECTION 1, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M., AS CONVEYED TO THE SEATTLE LAKE SHORE AND EASTERN RAILWAY CO. BY DEED RECORDED JANUARY 22, 1890, IN VOLUME 10 OF DEEDS, PAGE 32, RECORDS OF SKAGIT COUNTY, WASHINGTON, LYING SOUTHERLY OF THE SOUTHERLY LINE OF THAT PORTION OF SAID 100 FOOT STRIP CONVEYED TO JACK R. MOORE, BY DEED RECORDED JUNE 25, 1990, UNDER AUDITOR'S FILE NO. 9006260012, RECORDS OF COUNTY AND STATE. EXCEPT THAT PORTION, IF ANY, LYING WITHIN STATE HIGHWAY 9 AND FRONT STREET.

Such real estate situated in the county of Skagit, state of Washington, together with all after acquired title of the grantor herein.

Dated this 24<sup>th</sup> day of March 2010.

2125  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

JUL 1 5 2010

Marisa Yzaguirre

STATE OF WASHINGTON }

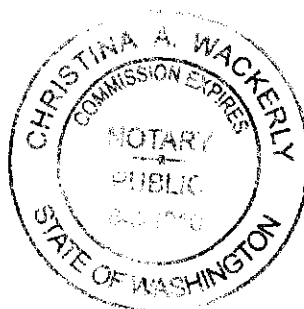
COUNTY OF SKAGIT }

} ss.

Amount Paid \$ 0  
By Skagit Co. Treasurer  
Deputy

On this day personally appeared before me Marisa Yzaguirre, to me known to be the person identified as the Grantor in the within and foregoing instrument and who is authorized to execute the within and foregoing instrument, and acknowledged that she signed the same as her free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 24<sup>th</sup> day of March 2010.



Christina A. Wackerly  
Notary Public in and for the State of Washington  
Residing at: Sedro Woolley  
My appointment expires: 6/3/2010

