

When recorded return to:
Sheira Leavitt
14869 Cottage Lane
Anacortes, WA 98221



201108250056
Skagit County Auditor

8/25/2011 Page 1 of 3 10:50AM

Filed for record at the request of:



CHICAGO TITLE
COMPANY

425 Commercial
Mount Vernon, WA 98273
Escrow No.: 620013000

CHICAGO TITLE
620013000

QUIT CLAIM DEED

THE GRANTOR(S) Daniel Leavitt, who is married to Sheira Leavitt

for and in consideration of To Separate Community Property as pre WAC 458-61A-203 in hand paid,
conveys and quit claims to

Sheira Leavitt, a married woman as her separate estate

the following described real estate, situated in the County of Skagit, State of Washington together with
all after acquired title of the grantor(s) herein:

Abbreviated Legal: A portion of the SW Quarter of the SW Quarter of Section 14, Township 34
North, Range 1 East of the Willamette Meridian, as more fully described in Exhibit "A" which is
attached hereto and made a part hereof.

Tax Parcel Number(s): P122040, P128308, P19423, 340114-3-004-0300, 340114-3-004-0500,
340114-3-004-0102

Dated: August 24, 2011

Daniel Leavitt

2559
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

AUG 25 2011

Amount Paid \$
Skagit Co. Treasurer
By MF Deputy

State of Washington
County of Skagit

I certify that I know or have satisfactory evidence that Daniel Leavitt
is/are the person(s) who appeared before me, and said person(s) acknowledged that
(he/she/they) signed this of instrument and acknowledged it to be (his/her/their) free and voluntary act
for the uses and purposes mentioned in this instrument.

Dated: August 24, 2011

Name: Marcia J. Jennings
Notary Public in and for the State of WA
Residing at: Sedro-Woolley, WA
My appointment expires: 10/5/2012



EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P122040, P128308, P19423, 340114-3-004-0300, 340114-3-004-0500 and 340114-3-004-0102

That portion of the North ½ of the Southwest ¼ of the Southwest ¼ of Section 14, Township 34 North, Range 1 East, W.M. and that portion of the West 66.00 feet of the North ½ of the Southeast ¼ of the Southwest ¼ of Section 14, Township 34 North, Range 1 East, W.M., being more particularly described as follows:

Beginning at the Northwest corner of said Southwest ¼ (West ¼ corner) of Section 14, Township 34 North, Range 1 East, W.M.;
thence South 0°21'23" West along the West line of said Southwest ¼ for a distance of 1,362.06 feet, more or less, to the Northwest corner of said North ½ of the Southwest ¼ of the Southwest ¼;
thence South 89°26'35" East along the North line of said North ½ of the Southwest ¼ of the Southwest ¼ for a distance of 812.96 feet, to the Northeast corner of that certain parcel conveyed to Kelley Hungerford and Richard S. Hungerford, wife and husband, by Statutory Warranty Deed recorded under Skagit County Auditor's File No. 200510110170 and being the true point of beginning;
thence continue South 89°26'35" East along said North line for a distance of 554.87 feet, more or less, to a point bearing North 89°26'35" West and a distance of 40.00 feet from the Northeast corner of the West 66.00 feet of the Southeast ¼ of the Southwest ¼ of said Section 14;
thence South 25°46'08" West parallel with the Easterly line of said Hungerford parcel for a distance of 745.11 feet, more or less, to the South line of said North ½ of the Southwest ¼ of the Southwest ¼ of Section 14;
thence North 89°49'08" West along said South line for a distance of 1,048.09 feet, more or less, to the Southwest corner thereof;
thence North 0°21'23" East along the West line of said Southwest ¼ for a distance of 150.00 feet, more or less, to the Southwest corner of said Hungerford parcel;
thence along the South line of said Hungerford parcel as follows:
South 89°49'08" East for a distance of 180.00 feet;
thence South 0°21'23" West for a distance of 50.00 feet;
thence South 89°49'08" East for a distance of 359.06 feet, more or less, to the Southeast corner of said Hungerford parcel at a point bearing South 25°46'08" West from the true point of beginning;
thence North 25°46'08" East along the East line of said Hungerford parcel for a distance of 638.27 feet, more or less, to the true point of beginning.

TOGETHER WITH the following non-exclusive mutually beneficial Easements A, C, D and E described as follows:

Easement A

A 40.00 foot wide easement for ingress, egress and utilities over, under and across the West 40.00 feet of the Northwest 1/4 of the Southwest 1/4 of Section 14, Township 34 North, Range 1 East, W.M. and the West 40.00 feet of the North 1/2 of the Southwest 1/4 of the Southwest 1/4 of said Section 14, Township 34 North, Range 1 East, W.M.

Easement C

A non-exclusive mutually beneficial easement for ingress, egress and utilities over, under and across the North 60.00 feet of the South 210.00 feet of the West 150.00 feet of the North 1/2 of the Southwest 1/4 of the Southwest 1/4 of said Section 14, Township 34 North, Range 1 East, W.M.

Easement D

A 10.00 wide water line easement, (and the maintenance thereof), said easement being 5.00 feet left (West) and 5.00 feet right (East) of the following described line:



EXHIBIT "A"
Legal Description

Commencing at the Northwest corner of the Southwest 1/4 (West 1/4 corner) of said Section 14, Township 34 North, Range 1 East, W.M.;
thence South 0°21'23" West along the West line of said Southwest 1/4 for a distance of 2,043.03 feet to the Southwest corner of the North 1/2 of the Southwest 1/4 of the Southwest 1/4;
thence North 0°21'23" East along the West line of said Southwest 1/4 for a distance of 150.00 feet;
thence South 89°49'08" East parallel with the South line of said North 1/2 of the Southwest 1/4 of the Southwest 1/4 for a distance of 140.00 feet to the TRUE POINT OF BEGINNING of said line description;
thence North 25°10'27" East for a distance of 105.00 feet to the terminus of said line.

Easement E

A septic drainfield easement (and the maintenance thereof) over, under and across a portion of the North 1/2 of the Southwest 1/4 of the Southwest 1/4 of Section 14, Township 34 North, Range 1 East, W.M., described as follows:

Commencing at the Northwest corner of the Southwest 1/4 (West 1/4 corner) of said Section 14, Township 34 North, Range 1 East, W.M.;
thence South 0°21'23" West along the West line of said Southwest 1/4 for a distance of 1,362.02 feet, more or less, to the Northwest corner of said North 1/2 of the Southwest 1/4 of the Southwest 1/4;
thence South 89°26'35" East along the North line of said North 1/2 of the Southwest 1/4 of the Southwest 1/4 for a distance of 812.96 feet to the Northwest corner of that certain parcel described on Exhibit "C" of Boundary Line Adjustment Quit Claim Deed to Donald M. Caldwell and Ann B. Caldwell, husband and wife, recorded under Skagit County Auditor's File No. 200407230149;
thence South 25°46'08" West along the Westerly line of said Caldwell parcel for a distance of 638.27 feet, more or less, to the Southwest corner thereof also being a point on the North line of Parcel 1 (Exhibit "A" of said Caldwell Boundary Line Adjustment Quit Claim Deed) and being the TRUE POINT OF BEGINNING;
thence North 89°49'08" West along said North line for a distance of 105.12 feet;
thence North 25°46'08" East for a distance of 344.79 feet;
thence South 89°49'08" East for a distance of 105.12 feet, more or less, to said West line of Caldwell Tract (Exhibit "C" Caldwell Boundary Line Adjustment Quit Claim Deed recorded under Auditor's File No. 200407230149);
thence continue South 89°49'08" East for a distance of 55.44 feet;
thence South 25°46'08" West for a distance of 347.01 feet, more or less, to the South line of said Caldwell Tract (Exhibit "C", also being the North line of Parcel 1, Exhibit "A") at a point bearing South 87°43'18" East from the TRUE POINT OF BEGINNING;
thence North 87°43'18" West along the common line of said Caldwell parcels for a distance of 54.52 feet, more or less, to the TRUE POINT OF BEGINNING.

Situate in the County of Skagit, State of Washington.

