

After recording mail to:

Sullivan Barnes PLLC
16521 - 13th Ave W, Ste 205
Lynnwood, WA 98037



201204300143
Skagit County Auditor

4/30/2012 Page 1 of 2 10:54AM

Reference number of related documents:

200311100124

QUITCLAIM DEED

Grantor:

Richard W. Leidholm and Catherine A. Funk

Grantee:

The Leidholm-Funk Living Trust, Richard Leidholm and Catherine Funk, Trustees, dated April 25, 2012

Property Transferred:

All of Grantor's interest in the real property commonly known as 4131 Point Williams Place, Bow, Washington, 98232 and legally described below:

Legal description: P 4729 Z

Tract 5-C, Short Plat No. 30-84, approved February 14, 1985, recorded February 15, 1985, under Auditor's File No 8502150018, in Volume 7 of Short Plats, page 5, records of Skagit County, Washington, being a portion of Government Lot 1, Section 21, Township 36 North, Range 2 East, W.M., and a portion of Government Lots 1 and 2, Section 28, Township 36 North, Range 2 East, W.M., and a portion of Government Lots 5 and 6, Section 27, Township 36 North, Range 2 East, W.M.

TOGETHER WITH second class tidelands abutting thereon.

ALSO TOGETHER WITH a 60 foot wide easement described as follows:

A 60 foot wide strip of land for ingress, egress, roadway, and utilities over, under and across portions of Government Lot 5, Section 27, Township 36 North, Range 2 East, W.M., and Government Lots 1 and 2, Section 28, Township 36 North, Range 2 East, W.M., lying 30 feet on each side of the following described centerline:

Beginning at a 3/4-inch pipe at the quarter corner between said Sections 27 and 28;
thence North 0°30'00" West along the section line common to said Sections 27 and 28, a distance of 294.03 feet;
thence South 89°34'30" East a distance of 20.00 feet to the true point of beginning of said centerline; thence North 89°34'30" West a distance of 513.98 feet;
thence North a distance of 1,056.82 feet to the terminus of said easement.

EXCEPT from said easement, a tract of land described as follows:

Beginning at the Northwest corner of a tract conveyed November 3, 1890, to Edwin Baldwin, by deed recorded in Volume 16 of Deeds, page 247, said point being 764.50 feet West and 462.00 feet North of the Southeast corner of said Lot 2;
thence North 165.00 feet;
thence East 264.00 feet;
thence South 165.00 feet;
thence West 264.00 feet to the point of beginning.

ALSO, TOGETHER WITH a non-exclusive easement for ingress, egress, roadway and utilities over, under and across a portion of Government Lot 2, Section 28, Township 36 North, Range 2 East, W.M., being more particularly described as follows:

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2012 1194

APR 30 2012

Amount Paid \$
Skagit Co. Treasurer
By *RAM* Deputy

Beginning at the Northwest corner of a tract of land conveyed November 14, 1890 to Edwin Baldwin by deed recorded in Volume 16 of Deeds, page 247, said point being 764.5 feet West and 462 feet North of the Southeast corner of said Government Lot 2;
thence South 89°34'30" East along the North line of said Baldwin tract, a distance of 234.53 feet to a point which is 60 feet West of the West line of said Tract 2 as shown on survey map filed in Book 3 of Surveys, page 82, under Auditor's File No. 8011100073, records of Skagit County, Washington, said point being the true point of beginning;
thence continue South 89°34'30" East a distance of 29.47 feet;
thence North 0°25'30" East a distance of 165 feet;
thence North 89°34'30" West a distance of 30.69 feet to a point which bears North from the true point of beginning;
thence South parallel to the West line of said Tract 2 to the true point of beginning

ALSO, TOGETHER WITH an easement for ingress, egress, roadway, and utilities over, under and across a tract of land being 60 feet in width and terminating in a cul-de-sac having a radius of 45 feet within a portion of Government Lot I, Section 28, Township 36 North, Range 2 East, WM., being also a portion of Tracts 4 and 5 as shown on Survey Map filed in Book 3 of Surveys, page 82, under Auditor's File No. 8011100073, records of Skagit County, Washington; the centerline of said 60 foot tract being more particularly described as follows:

Beginning at the Southeast corner of said Tract 4;
thence North 103.00 feet to the true point of beginning;
thence continue North along the East line of said tract for a distance of 649.00 feet to the center of a cul-de-sac having a radius of 45 feet, being the terminus of the centerline of said 60 foot tract.

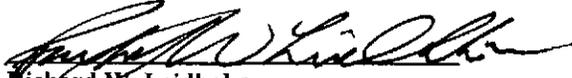
Situate in the County of Skagit, State of Washington.

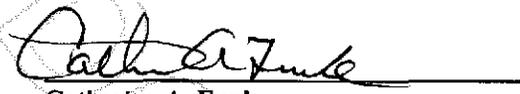
Subject to all easements, right of ways, covenants, restrictions, reservations, applicable building and zoning ordinances and use regulations and restrictions of record, and payment of accruing present year taxes and assessments as agreed to by the parties above.

Assessor's property tax parcel number:

P47292

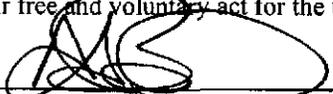
Dated April 30, 2012


Richard W. Leidholm

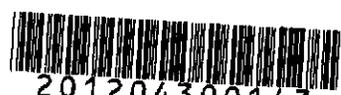

Catherine A. Funk

STATE OF WASHINGTON)
) ss
COUNTY OF KING)

On this 30th day of April, 2012, I certify that I know that Richard W. Leidholm and Catherine A. Funk are the people who appeared before me, and said people acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in the instrument.


John A. Barnes, Notary Public
in and for the State of Washington,
My commission expires August 30, 2014

Notary Public
State of Washington
JOHN A BARNES
My Appointment Expires Aug 30, 2014


201204300143
Skagit County Auditor