



201205310098
Skagit County Auditor

5/31/2012 Page 1 of 4 1:31PM

When Recorded Return To:

Diana Davis
22586 Babcock Rd.
Mt. Vernon, WA 98273

QUIT CLAIM DEED

Grantor: Davis-Miller LP BY: Harold James Miller and Diana Marie Davis

Grantee: Diana Marie Davis

Legal Description:

(0.7100 ac) (PORTION OF CONSERVATION EASEMENT) TAX 10 TRACT IN
NW1/4 SE1/4 BEGINNING AT A POINT ON THE NORTH BANK OF THE NORTH
FORK OF THE NOOKACHAMPS CREEK WITH 1/4 SEC LI RUN N & S INT SD
BNK TH RUN N 14RDS E 1 2RDS TH S 5RDS TH SWLY ALG SD BNK TPB
Situate in County of Skagit, State of Washington.

(.5 ac) W 390ft of NE 1/4 SE 1/4 exc ptn to tax 14
Assessor's Tax Parcel # P24520, P24538, P115489 see attached

THE GRANTOR, Davis-Miller LP by Harold James Miller and Diana Marie
Davis, for and in consideration of the terms of Decree of Dissolution entered in Skagit
County Superior Court under Skagit County Cause No. 11-3-00802-5 conveys and quit
claims to the grantee, Diana Marie Davis, the above described real estate, together with
all after acquired title of the grantor.

DATED: 5-4-12

Diana Davis

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

5/4/12
QUIT CLAIM DEED - 1

Harold Miller

MAY 31 2012
20121562
Amount Paid \$ ☒
Skagit Co. Treasurer
By *ek* Deputy

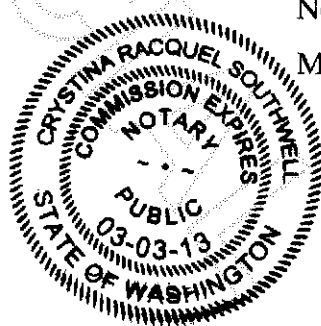
STATE OF WASHINGTON)
) ss.
COUNTY OF SNOHOMISH)

I certify that I know or have satisfactory evidence that Diana Davis
and Harold Miller signed this instrument and acknowledged it to be
his and her free and voluntary act for the uses and purposes mentioned in the instrument.

DATED: May 4th, 2012

[Signature]
Notary Public

My appointment expires: March 3rd, 2013



QUIT CLAIM DEED - 2



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Parcel
P115489

O/S#307 AF#752016 1973 TRANSFERS TO O/S O/S AF#200304170002 2003 (A PORTION OF A CONSERVATION EASEMENT) THOSE PORTIONS OF LOT 2 OF SHORT PLAT#65-88 AF#9107250026 AND OF THE E1/2 SW1/4 AND OF THE SE1/4 DESCRIBED AS FOLLOWS: COMMENCING AT THE SE CORNER OF SAID E1/2 OF THE SW1/4 (SOUTH QUARTER CORNER) OF SECTION 11; THENCE 01-34-02 EAST, 358.32 FEET ALONG THE EAST LINE OF SAID SW1/4 TO THE NORTHERLY MARGIN OF THE BURLINGTON NORTHERN RAILWAY RIGHT OF WAY AND THE TRUE POINT OF BEGINNING; THENCE CONTINUE NORTH 01-34-02 EAST, 60 FEET ALONG SAID EAST LINE; THENCE NORTH 43-25-58 WEST, 29.03 FEET TO THE LEFT BANK (LINE OF VEGETATION AS THE SAME EXISTED SEPTEMBER 1998) OF NOOKACHAMPS CREEK; THENCE DOWNSTREAM ALONG SAID LEFT BANK FOLLOWS: THENCE SOUTH 42-37-49 WEST, 112.15 FEET; THENCE SOUTH 77-54-04 WEST, 69.71 FEET; THENCE NORTH 71-29-06 WEST, 44.92 FEET; THENCE NORTH 78-30-13 EAST, 101.01 FEET; THENCE SOUTH 77-39-12 WEST, 58.60 FEET; THENCE SOUTH 41-13-09 WEST, 104.42 FEET; THENCE SOUTH 83-59-53 WEST, 70.53 FEET; THENCE SOUTH 78-48-13 WEST, 55.34 FEET; THENCE NORTH 40-44-41 WEST, 51.67 FEET; THENCE NORTH 56-31-41 WEST, 197.04 FEET; THENCE SOUTH 88-47-04 WEST, 150.06 FEET; THENCE SOUTH 87-44-46 WEST, 65.44 FEET; THENCE NORTH 67-31-02 WEST, 155.06 FEET; THENCE NORTH 84-38-37 WEST, 40.35 FEET; THENCE SOUTH 34-41-36 WEST, 64.81 FEET; THENCE 58-05-21 WEST, 61.30 FEET; THENCE 75-39-14 WEST, 85.27 FEET TO THE WEST LINE OF SAID E1/2 OF THE SW1/4; THENCE NORTH 00-56-57 EAST, 192.50 FEET ALONG SAID WEST LINE; THENCE NORTH 81-56-08 EAST, 244.79 FEET; THENCE NORTH 87-08-53 EAST, 173.75 FEET; THENCE SOUTH 88-50-21 EAST, 142.96 FEET; THENCE SOUTH 75-41-19 EAST, 213.35 FEET; THENCE NORTH 86-33-17 EAST, 128.25 FEET; THENCE NORTH 65-26-08 EAST, 149.38 FEET; THENCE NORTH 39-00-32 EAST, 1068.06 FEET; THENCE NORTH 04-27-28 WEST, 176.10 FEET; THENCE NORTH 22-44-14 WEST, 179.25 FEET; THENCE NORTH 11-02-44 WEST, 101.36 FEET; THENCE THENCE NORTH 21-19-04 EAST, 138.38 FEET; THENCE NORTH 20-11-36 EAST, 163.32 FEET; THENCE NORTH 23-56-44 EAST, 95.40 FEET; THENCE NORTH 42-27-35 EAST, 223.53 FEET; THENCE NORTH 04-50-58 EAST, 156.73 FEET; THENCE NORTH 28-12-59 EAST, 16.02 FEET; THENCE NORTH 59-49-38 EAST, 41.10 FEET TO THE SOUTHERLY RIGHT OF WAY MARGIN OF BABCOCK ROAD; THENCE ALONG SAID SOUTHERLY MARGIN OF BABCOCK ROAD (BEING 30 FEET FROM THE ROAD CENTERLINE) SOUTH 74-16-18 EAST, 297.11 FEET TO A POINT OF CURVATURE; THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A RADIUS OF 1,115.92 FEET, A CENTRAL ANGLE OF 08-52-00, AN ARC DISTANCE OF 172.69 FEET TO A POINT OF TANGENCY; THENCE SOUTH 65-24-18 EAST, 85.80 FEET TO A POINT OF CURVATURE; THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT HAVING A RADIUS OF 1,939.86 FEET, A CENTRAL ANGLE OF 05-52-30, AN ARC DISTANCE OF 198.91 FEET TO A POINT OF TANGENCY; THENCE SOUTH 71-16-48 EAST, 230 FEET TO A POINT OF CURVATURE; THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT HAVING A RADIUS OF 848.16 FEET, A CENTRAL ANGLE OF 14-53-00, AN ARC



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UNZ

DISTANCE OF 220.41 FEET TO A POINT OF TANGENCY; THENCE SOUTH 86-09-48 EAST, 96 FEET TO A POINT OF CURVATURE; THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A RADIUS OF 230.44 FEET, A CENTRAL ANGLE OF 20-05-44, AN ARC DISTANCE OF 80.82 FEET TO THE EAST LINE OF THE W1/2 OF SAID SE1/4 OF SECTION 11; THENCE SOUTH 01-24-08 WEST, 202.94 FEET ALONG SAID EAST LINE TO THE NORTHERLY MARGIN OF SAID BURLINGTON NORTHERN RAILWAY RIGHT OF WAY (BEING 50 FEET FROM THE RAILROAD CENTERLINE); THENCE ALONG THE ARC OF A CURVE TO THE SE, ALONG SAID NORTHERLY MARGIN HAVING AN INITIAL TANGENT BEARING OF NORTH 83-03-21 WEST, A RADIUS OF 984.62 FEET, A CENTRAL ANGLE OF 54-04-18, AN ARC DISTANCE OF 929.21 FEET TO A POINT OF COMPOUND CURVATURE OF A TRANSITION SPIRAL CURVE (RAILROAD STATION PCC 70+72); THENCE ALONG THE TRANSITION SPIRAL, THE CENTERLINE OF WHICH HAS SIX 28 FOOT CHORDS WITH DELTA ANGLE OF 03-30 TO THE POINT OF SPIRAL (RAILROAD STATION P.S. 69+04.5); THENCE SOUTH 39-22-21 WEST, 675.29 FEET TO THE TRUE POINT OF BEGINNING. EXCEPT FOR FOLLOWING DESCRIBED TRACT LOCATED IN THE NW1/4 SE1/4: BEGINNING AT A POINT ON THE NORTH BANK OF THE NORTH FORK OF THE NOOKACHAMPS CREEK WHICH 1/4 SECTION LINE RUNS NORTH AND SOUTH; THENCE RUN NORTH 14 RODS; THENCE EAST 12 RODS; THENCE SOUTH 5 RODS; THENCE SWLY ALONG SAID BANK TO POINT OF BEGINNING.



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