



201308020131

Skagit County Auditor

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RETURN TO:

Patrick M. Hayden
P.O.Box 454
Sedro-Woolley, WA 98284

DOCUMENT TITLE(S) (or transactions contained herein):

QUIT CLAIM DEED

REFERENCE NUMBER(S) OF DOCUMENTS ASSIGNED OR RELEASED:

GRANTOR(S) (Last name, first name and initials):

1. **McAdow, Angela J., as PR of the Estate of Jerry Lee McAdow, Jr.**
- 2.

GRANTEE(S) (Last name, first name and initials):

1. **McAdow, Angela J.**
- 2.

LEGAL DESCRIPTION (Abbreviated: i.e., lot, block, plat or quarter, quarter, section, township and range).

- a. **PTN GOV LT 5 AKA LT 2 AMENDED S/P#517-80 TGW 1/16TH INT IN TR A S/P 145-79
TGW 1/16 TH INT TR B S/P 517-80**
- b. **PTN NE ¼ NE ¼ SEC 25 TWP 36 R4**
- c. **PTN GOV LOT 2 S COUNTY ROAD**

ASSESSOR'S PARCEL/TAX I.D. NUMBER:

- a. **Tax Parcel No. P43511 / 350808-0-006-0106**
- b. **Tax Parcel No. P104959 / 360425-1-001-0403**
- c. **Tax Parcel No. P37610 / 350425-4-017-0007**

QUIT CLAIM DEED

The Grantor, Angela J. McAdow, as Personal Representative of the Estate of Jerry Lee McAdow, Jr., for love and affection and not for monetary consideration, conveys and quit claims to the Grantee, Angela J. McAdow, as her separate property, the following described real estate, including any after-acquired interest of Grantor, situated in the County of Skagit, State of Washington, and described as follows:

[For legal descriptions, see attached Exhibit A, by this reference made a part hereof.]

Situate in the County of Skagit, State of Washington.

DATED this 23 day of July, 2013.

Angela J. McAdow
Angela J. McAdow, as Personal Representative
for the Estate of Jerry Lee McAdow

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2013 3076
AUG 02 2013

Amount Paid \$0
Skagit Co. Treasurer
By [Signature] Deputy

STATE OF WASHINGTON)
: ss.
COUNTY OF SKAGIT)

On this day personally appeared before me Angela J. McAdow to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that she signed the same as the Personal Representative of the Estate of Jerry Lee McAdow, Jr., for the uses and purposes therein mentioned.

Given under my hand and official seal this 23 day of July, 2013.

[Signature]
Notary Public in and for the State of
Washington, residing at Sedro Woolley
My Commission Expires: 4.27.17
Print Name Patricia [Signature]



EXHIBIT A
Legal Descriptions
Estate of Jerry Lee McAdow, Jr.

PARCEL 1:

Tax Account #350808-0-006-0106 / P43511

Address: 43045 Vista Verde Lane, Concrete, WA 98237

Tract 2 of Amended Parcel Survey Map No. 517-80, entitled "Alterra Park Div. II 'A'", approved October 26, 1982 and recorded October 27, 1982, under Auditor's File No. 8210270074, in Volume 6 of Short Plats, pages 20, 21 and 22, records of Skagit County, Washington; being located in Sections 7 and 8 of Township 35 North, Range 8 East, W.M.

TOGETHER WITH a non-exclusive easement for ingress, egress and utilities over and across Tract "A" of that certain 5 acre Parcel Survey Map No. 145-79, entitled, "Alterra Park Div. I", approved September 17, 1980 and recorded September 26, 1980, under Auditor's File No. 8009260003, in Volume 4 of Short Plats, page 182, records of Skagit County, Washington. (Includes Piscatore Lane and Vista Verde Lane, as delineated on the face of said 5 acre Parcel Survey Map.)

ALSO, TOGETHER WITH a non-exclusive easement for ingress, egress and utilities over and across that certain private road entitled Vista Verde Lane, as said road is delineated on the face of said Amended Parcel Survey Map No. 517-80, recorded under Auditor's File No. 8210270074.

Situate in the County of Skagit, State of Washington.



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EXHIBIT A
Legal Descriptions
Estate of Jerry Lee McAdow, Jr.

PARCEL 2:

Tax Account #360425-1-001-0403 /P104959

Address: 23792 Prairie Road, Sedro Woolley, WA 98284

The land referred to in this report/policy is situated in the State of Washington, County of Skagit, and is described as follows:

That portion of the Northeast 1/4 of the Northeast 1/4 of Section 25, Township 36 North, Range 4 East, W.M., described as follows:

Beginning at the Northwest corner of the Northeast 1/4 of said Section 25; thence Easterly along the North line of said Section 25 a distance of 1,289.0 feet to the point of intersection with the Burlington Northern & Santa Fe Railroad Company's (formerly Northern Pacific Railway Company's) Seattle to Sumas, Washington Branch Line Main Track centerline, as now located and constructed; thence continuing Easterly along said North line to the point of intersection with a line drawn parallel with and distant 50.00 feet Easterly of, as measured at right angles to, said Main Track centerline; said point being the true point of beginning of the parcel to be described; thence continuing Easterly along said North line to a point of intersection with a line drawn parallel to and distant 150.00 feet Easterly of, as measured at right angles to said Main Track centerline, said point along being South 89 degrees 58'03" West a distance of 1,224.69 feet, more or less, from the Northeast corner of Section 25, and also the Northwest corner of a tract conveyed to James C. Burress, et ux, by deed recorded July 18, 1986, under Auditor's File No. 8607180068; thence South 01 degrees 33'02" West, along the East margin of the railroad property, a distance of 270.10 feet to the Southwest corner of said Burress Tract; thence North 89 degrees 58'03" East, along the South line of said Burress Tract a distance of 229.88 feet; thence South 01 degrees 33'02" West a distance of 858.13 feet to a point 169.2 feet North of and parallel to the South line of said Northeast 1/4 of the Northeast 1/4 of Section 25; thence North 89 degrees 45'58" West, along a line that is 169.2 feet North of and parallel to the South line of the Northeast 1/4 of the Northeast 1/4 of said Section 25, a distance of 314.64 feet to the West line of said Northeast 1/4 of the Northeast 1/4; thence North 00 degrees 39'00" East, along said West line, a distance of 240.20 feet to the Southerly line of a tract conveyed to the Northern Pacific Railway Company by deed recorded June 5, 1913 in Volume 92 of Deeds, page 200; under Auditor's File No. 96947; thence North 88 degrees 26'58" West, along said Southerly line, to a point of intersection with a line drawn parallel to and distant 50.00 feet Easterly of, as measured at right angles to, said Main Track centerline; thence Northerly along said line to the true point of beginning.

All situate in the County of Skagit, State of Washington.



EXHIBIT A
Legal Descriptions
Estate of Jerry Lee McAdow, Jr.

PARCEL 3:

Tax Account #350425-4-017-0007 / P37610

Address: 23556 River Road, Sedro Woolley, WA 98284

That portion of the following described Government Lot 2 lying South of the County Road: Beginning at a point on the North line of Government Lot 2 in Section 25, Township 35 North, Range 4 East, W.M., which point is 675 West of the Northeast corner of said Lot 2, thence West along said North line to the center line of Canal as located on July 7, 1941, thence Southerly along the center line of said canal to the South end of same, thence due South to the North line of Batey's Slough, thence Easterly along the North bank of said Slough to a point 675 feet West of the East line of Lot 2, thence North to the point of beginning, less County Road.

All situate in the County of Skagit, State of Washington.



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