

After Recording Return To:
SKAGIT LAW GROUP, PLLC
P. O. Box 336
Mount Vernon, WA 98273



Skagit County Auditor \$74.00
10/23/2013 Page 1 of 3 11:04AM

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20134268
OCT 23 2013

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

QUIT CLAIM DEED

GRANTORS: **DEBORAH A. JOHNSON**, Individually
(As to an undivided 1/48 fractional interest)
and
DEBORAH A. JOHNSON as Personal Representative of the
Estate of CARL G. JOHNSON, Deceased
(As to an undivided 7/48 fractional interest)

GRANTEE: **DEBORAH A. JOHNSON**, a single woman
(As to an undivided 8/48 (1/6) fractional interest)

Legal Description
Abbreviated Form: Ptn Gov Lot 4 S25 T33N R4 EWM
Additional on: Exhibit A
Assessor's Tax Parcel Nos: 330425-0-001-0700; P17189
330425-0-020-0004; P17254

THE GRANTORS, **DEBORAH A. JOHNSON**, individually as to an undivided 1/48 fractional interest, and **DEBORAH A. JOHNSON** in her capacity as the duly appointed, qualified, and acting Personal Representative for the **Estate of CARL G. JOHNSON, Deceased** (the "decedent"), under Skagit County Superior Court Cause No. 13 4 00143 8 in distribution of said estate as to an undivided 7/48 fractional interest, hereby convey and quitclaim to **DEBORAH A. JOHNSON**, a single woman, as GRANTEE, that certain interest in real property that was in part the community property of **DEBORAH A. JOHNSON** and the decedent at the time of death of the decedent and in part the separate property of the decedent, together with all after-acquired title of the Grantors therein, situated in the County of Skagit, State of Washington, and legally described as follows:

(See Exhibit "A" attached hereto and incorporated herein by this reference.)

SUBJECT TO: Easements, restrictions and reservations of record.

On recording this deed all right, title, and interest in the above-described 1/6 fractional interest in the property shall vest in **DEBORAH A. JOHNSON** as her separate estate.

DATED: October 16, 2013.


DEBORAH A. JOHNSON, Individually and as
Personal Representative of the **Estate of CARL
G. JOHNSON, Deceased**

STATE OF WASHINGTON }
COUNTY OF SKAGIT } ss.

I certify that I know or have satisfactory evidence that **DEBORAH A. JOHNSON** is the person who appeared before me, and said person acknowledged that she was authorized to execute the instrument and acknowledged it individually and as the Personal Representative of the **Estate of CARL G. JOHNSON, Deceased**, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

GIVEN UNDER MY HAND AND OFFICIAL SEAL this 16th day of October, 2013.





Printed Name Heather Waldron
NOTARY PUBLIC in and for the State of Washington
My Commission Expires 3-23-2014



201310230053

EXHIBIT A
(Legal Description)

That portion of Government Lot 4, Section 25, Township 33 North, Range 4 East, WM, described as follows:

Beginning at a point 284.03 feet south and 1368.60 feet east of the center of said Section 25, the east and west center line of said section bears east and west and the above said point is 30.0 feet easterly of the Northern Pacific Railway Company railroad right of way line, measured at right angles thereto; thence north 68° 00' west 30.17 feet to the easterly right of way line of Railway Company right of way, said point being the true point of beginning of this description; thence south 68° 00' east 30.17 feet; thence southwesterly along a line which is 30.0 feet easterly and parallel to the said easterly railroad right of way line to a point which is 330.3 feet south and 1356.78 feet east of the center of said Section 25; thence south 70° 00' east 143.00 feet, more or less, to the shore of Lake McMurray; thence northerly along said shore line a distance of 70 feet; thence northwesterly to a point on the easterly line of said railroad right of way which is 12.24 feet northerly of the true point of beginning; thence southerly along the easterly line of said railroad right of way 12.24 feet to the true point of beginning.

TOGETHER WITH the following described parcel:

That portion of the Burlington Northern Railroad Company right of way, conveyed by deed recorded under Auditor's File No. 8702180078, records of Skagit County, Washington, said portion being easterly of the main track centerline as recorded December 9, 1889 in Book 9 of deeds, page 7, and lying westerly of and between the most northerly and most southerly lines extended, of the following described property:

That portion of Government Lot 4, Section 25, Township 33 North, Range 4 East, WM, described as follows:

Beginning at a point 284.03 feet south and 1368.60 feet east of the center of said Section 25, the east and west center line of said section bears east and west and the above said point is 30.0 feet easterly of the Northern Pacific Railway Company railroad right of way line, measured at right angles thereto; thence north 68° 00' west 30.17 feet to the easterly right of way line of Railway Company right of way, said point being the true point of beginning of this description; thence south 68° 00' east 30.17 feet; thence southwesterly along a line which is 30.0 feet easterly and parallel to the said easterly railroad right of way line to a point which is 330.3 feet south and 1356.78 feet east of the center of said Section 25; thence south 70° 00' east 143.00 feet, more or less, to the shore of Lake McMurray; thence northerly along said shore line a distance of 70 feet; thence northwesterly to a point on the easterly line of said railroad right of way which is 12.24 feet northerly of the true point of beginning; thence southerly along the easterly line of said railroad right of way 12.24 feet to the true point of beginning.

SUBJECT TO: Easements, restrictions and reservations of record.

